

\$229,000 - 538 Highway 201, Moschelle

MLS® #202400362

\$229,000

3 Bedroom, 2.00 Bathroom, 1,388 sqft

Residential on 1.22 Acres

V4, Moschelle, NS

MOVE-IN READY, upgraded & renovated three-bedroom, two bathroom 1388 sqft home situated on 1.22 gently sloping acres offering privacy with mature trees bordering three sides. Enjoy year-round low-maintenance single-level living! Set back from the main road, this spotlessly clean & solid Mini home offers mature landscaping, scenic views & tranquility without sacrificing convenience, being close to Annapolis Royal for amenities and daily essentials. Easy to heat with two ductless heat pumps (2019), an efficient WETT certified wood stove (2020) and electric baseboard radiators throughout. Additionally the Generlink generator hook-up provides peace of mind during storms or power outages, ensuring continued comfort. Step inside through a choice of three entrances, youâ€™ll find a spacious & bright eat-in kitchen with oak cabinetry and newer appliances (included) seamlessly connected to the living room by an archway and large interior â€œwindow wallâ€•. The primary bedroom features a 3-piece ensuite bathroom and large closet, while two additional bedrooms, with closets, plus a 4-piece bathroom cater to family and guests. The large, fully renovated 316 sqft addition to the home boasts a second spacious living room with wood stove & ductless heat pump, great for cozy family gatherings. A large mud-room accesses the south-facing deck and expansive lawn, the perfect spot for relaxation & entertaining, further complimented by the RV



hook-up, recently installed french drain, re-graveled driveway, board & batten shed (2019), and drilled well & septic system, adding to the home's functionality. You will feel well connected at this property which is located on a public & school bus route, with available fiber-optic high speed internet and close to the recreational Harvest Moon Rail-Trail, perfect for strolling, biking & snowshoeing into town. This charming Mini home is ready for you to experience modern comforts combined with natural beauty.

Built in 1995

Essential Information

MLS® #	202400362
Price	\$229,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,388
Acres	1.22
Year Built	1995
Type	Residential
Sub-Type	Mobile Home
Status	Closed
Date Sold	January 31st, 2024

Community Information

Address	538 Highway 201
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Moschelle
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	No Garage, Gravel, Single

Interior

Interior Features	Ensuite Bath, See Remarks, High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Partial Landscaped, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Pillar/Post/Pier

School Information

Elementary	Champlain Elementary School
Middle	Annapolis West Education Centre
High	Annapolis West Education Centre

Additional Information

Zoning	GD
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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