

\$325,000 - 1415 Hectanooga Road, Mayflower

MLS® #202402411

\$325,000

4 Bedroom, 2.00 Bathroom, 2,364 sqft

Residential on 19.29 Acres

V4, Mayflower, NS

Are you seeking a move-in ready home with captivating river frontage? Welcome to 1415 Hectanooga Road in Mayflower. Boasting approximately 750 feet of scenic river frontage, this property offers a tranquil retreat for those seeking a connection to nature. The river gently meanders towards Lake Doucette and eventually to the ocean, providing an idyllic setting for canoe enthusiasts. The buildings are enveloped by approximately 7.29 acres around the home. Additionally, across the road, an untouched expanse of approximately 12 acres presents an exciting opportunity for potential development. Immerse yourself in the meticulous care that defines this home's history. The main floor reveals a thoughtful layout, featuring sunrooms at both the front and rear, complemented by two distinct dining rooms, a well-appointed kitchen, mud room, and a convenient laundry room. The main floor also hosts a full bathroom, while the master bedroom boasts an ensuite, creating a harmonious blend of functionality and comfort throughout this residence. Ascend to the upper level is where three spare bedrooms await. Journey downstairs to discover the expansive rec room adorned with a bar, pool table, and a charming built-in fireplace, creating an inviting atmosphere for entertainment and leisure. The basement further accommodates a storage room, providing ample space to stow away belongings, and a generously proportioned utility room. Extend your exploration beyond the main dwelling to discover additional



outdoor buildings, including a 16'x30' storage shed for your convenience. Notably, a 32'6"x25'6" two-story barn also graces the property, featuring a 16'x24' attached parking garage. These versatile structures provide additional space for storage, workshops, and sheltered parking, enhancing the overall functionality and appeal of this expansive estate. Don't miss out on the opportunity to experience the tranquility and versatility of this remarkable property. Schedule your showing today!

Essential Information

MLS® #	202402411
Price	\$325,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,364
Acres	19.29
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 13th, 2024

Community Information

Address	1415 Hectanooga Road
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Mayflower
County	Digby
Province	NS
Postal Code	B0W 2Y0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Paved

View	River
Is Waterfront	Yes
Waterfront	River Front, River Access

Interior

Interior Features	High Speed Internet
Appliances	Gas Range, Dishwasher, Dryer - Gas, Washer, Refrigerator
Heating	Forced Air, Furnace
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Partially Finished, Unfinished, Walk-Out Access

Exterior

Lot Description	10 to 49.99 Acres, Partially Cleared, Hardwood Bush, Partial Landscaped, Ravine, Softwood Bush, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Stone

Additional Information

Zoning	General
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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Listing information last updated on November 2nd, 2025 at 12:17pm AST