

\$265,000 - 8704 Highway 201, Nictaux

MLS® #202402436

\$265,000

3 Bedroom, 1.00 Bathroom, 1,220 sqft

Residential on 0.84 Acres

V3, Nictaux, NS

This charming property offers a serene and quiet community living experience, providing a peaceful escape while being conveniently located just minutes away from town, shopping, and 14 Wing Greenwood. The proximity to a local church and Convenience Store/Gas Bar, as well as walking trails nearby, adds to the convenience of daily living. The exterior of this home boasts great curb appeal, with a well-maintained and spacious backyard. Recently painted and featuring a new front step, the house offers a fresh and inviting atmosphere. The recent addition of new eavestrough and a metal roof in 2014 ensures durability and protection against the elements. For added functionality, the property includes a carport and paved drive, while an oversized shed becomes a standout feature. The shed has been thoughtfully renovated with new insulation in the attic, drywall, paint, and a refinished wood floor. A new wrap-around deck enhances the outdoor space, providing a perfect spot for relaxation and entertainment. The shed, with its expanded living space, presents a versatile opportunity for guest overflow or various other uses. The functional layout of the main house spans 1220 square feet, with additional potential living space in the lower level. Inside, the property showcases all-new vinyl windows (except in the living room) new flooring and the interior has been freshly painted throughout. , The kitchen has been refurbished, boasting new countertops. The fridge, stove, washer, and dryer are



approximately three years old. The freezer is also included. The open dining area and sit-up breakfast counter add to the home's appeal. The primary bedroom is spacious, featuring a double closet, while the second bedroom includes both a double closet and a dressing nook. The third bedroom currently has a second washer/dryer hook-up, which can easily be removed to suit your needs. The lower level of the property accommodates a utility room with a second washer/dryer hook-up.

Built in 1970

Essential Information

MLS® #	202402436
Price	\$265,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,220
Acres	0.84
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	April 5th, 2024

Community Information

Address	8704 Highway 201
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Nictaux
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	Paved

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Electric Range, Dryer - Electric, Washer, Freezer, Refrigerator
Heating	Forced Air, Furnace
Has Basement	Yes
Basement	Crawl Space, Full, Partially Finished

Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped, Level
Roof	Metal
Construction	Vinyl Siding
Foundation	Block

School Information

Elementary	Annapolis East Elementary School
High	Middleton Regional High School

Additional Information

Zoning	C-1
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Listing Details

Listing Office	Royal LePage Atlantic (New Minas)
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