

# \$200,000 - 553 Gould Road, Burlington

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MLS® #202403271

**\$200,000**

3 Bedroom, 1.00 Bathroom, 860 sqft

Residential on 1.15 Acres

V3, Burlington, NS

Out here in the country! This great starter home offers 1.2 acres, and is a smart alternative compared to high priced rentals. A rural and peaceful location, yet only 12 minutes to Berwick and with a wired FiberOp internet connection. Three bedrooms and lots of fresh paint means you can move right in with space for the entire family. The open concept layout offers plenty of natural light through the updated vinyl windows. You can easily keep an eye on little ones while preparing a meal in the eat in kitchen, and the included fridge and stove, are an added plus. A full concrete foundation was added in 2006 and is ready for you to harness its potential. You could double your living space and build equity quick, or simply keep it as storage, the choice is yours. A new drilled well, pump, and pressure tank in 2023 offers plenty of water for both household or farming needs. Speaking of farming, zoning allows for your furry friends to tag along! Three sheds are included, one of which is quite large and set up for a horse. The seller will provide a credit for new driveway gravel on closing, or it will be competed when weather permits. Recent septic pumping, topped up insulation in the attic, and the choice of electric baseboard or oil forced air heating. This properties proximity to Bay of Fundy sunsets will calm your soul, and the lower county tax rate will be easy on your wallet!



Built in 1978

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202403271               |
| Price          | \$200,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 860                     |
| Acres          | 1.15                    |
| Year Built     | 1978                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | March 22nd, 2024        |

**Community Information**

|              |                  |
|--------------|------------------|
| Address      | 553 Gould Road   |
| Area         | Annapolis Valley |
| District     | Kings County     |
| Sub-District | V3               |
| City         | Burlington       |
| County       | Kings            |
| Province     | NS               |
| Postal Code  | B0P 1E0          |

**Amenities**

|           |                                                  |
|-----------|--------------------------------------------------|
| Utilities | Electric, Electricity Connected, Phone Connected |
| Parking   | No Garage, Dirt                                  |

**Interior**

|                   |                                |
|-------------------|--------------------------------|
| Interior Features | High Speed Internet            |
| Appliances        | Stove, Refrigerator            |
| Heating           | Baseboard, Forced Air, Furnace |
| Has Basement      | Yes                            |
| Basement          | Full, Unfinished               |

**Exterior**

|                 |                                                                |
|-----------------|----------------------------------------------------------------|
| Lot Description | 1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Wooded |
| Roof            | Fiberglass                                                     |

|              |                    |
|--------------|--------------------|
| Construction | Vinyl Siding       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|        |    |
|--------|----|
| Zoning | A2 |
|--------|----|

**Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Atlantic (Greenwood) |
|----------------|-----------------------------------|

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