

\$865,000 - 712 Barley Street, Burlington

MLS® #202403962

\$865,000

3 Bedroom, 2.50 Bathroom, 2,510 sqft

Residential on 68.00 Acres

V3, Burlington, NS

It's time to start dreaming with your eyes open! Constructed with care in 2008, 712 Barley St offers the chance to enjoy tranquil rural living in beautiful Nova Scotia. As you drive onto the sprawling 68-acre lot, you'll immediately notice the exceptional craftsmanship and attention to detail—qualities often scarce in today's market. The home boasts an inviting wrap-around veranda, underground wiring, and an elevated position from the road. Its low-maintenance vinyl shakes and steel roofing set a high standard. Inside, the balance between spaciousness and coziness is striking. Large principal rooms are thoughtfully designed, with multiple patio doors and windows creating a seamless indoor-outdoor connection. In-floor heating and a stunning propane fireplace ensure warmth and comfort. The kitchen, a haven for the family chef, features a propane range, center island, and ample cabinet and prep space. The main floor primary bedroom includes a walk-in closet and an extra-large ensuite bath with a deep soaker tub and separate shower. Practicality abounds with a sunny laundry room, front foyer, and back entry porch with a convenient 2-piece powder room. Upstairs, two generously sized bedrooms offer plenty of built-in storage, and a third bathroom caters to visiting guests. Step outside, and you'll find a breezeway leading to the double garage equipped with an efficient wood/oil furnace. The private



backyard awaits your vision of an inground pool oasis. Last but not least, the 30x48 detached shop is an open canvas with 12-foot ceilings, full insulation, wiring, and plumbing ready for a 2-piece bath if desired. While leaving this stunning estate may be the last thing on your mind, itâ€™s reassuring to know that town amenities and highway access are just 14 minutes away. Plus, the world-famous Bay of Fundy shoreline is within a 10-minute drive. The acreage combines open fields and forest, partially fenced, offering endless possibilities.

Built in 2008

Essential Information

MLS® #	202403962
Price	\$865,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,510
Acres	68.00
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 29th, 2024

Community Information

Address	712 Barley Street
Area	Annapolis Valley
District	Kings County
Sub-District	V3
City	Burlington
County	Kings
Province	NS
Postal Code	B0P 1E0

Amenities

Utilities	Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Detached, Double, Heated Garage, Wired, Other, Concrete, Parking Spaces(s)
# of Garages	2
Waterfront	Stream/Pond

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Gas Range, Dishwasher, Dryer, Washer, Refrigerator
Heating	Fireplace(s), Hot Water, In Floor
Fireplace	Yes
Fireplaces	Propane
# of Stories	1
Stories	One and One Half
Basement	None

Exterior

Lot Description	50 to 100 Acres, Partially Cleared, Wooded
Roof	Metal
Construction	Vinyl Siding
Foundation	Slab

Additional Information

Zoning	A2
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Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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