

\$444,444 - 739 Collier Road, Ardoise

MLS® #202404515

\$444,444

6 Bedroom, Bathroom,
Residential Income on 1.30 Acres

V1, Ardoise, NS

This fantastic, well maintained and recently renovated large bungalow with 3 units incl. 5 bdms plus 1 bdm suite in the lower level. Great investment or a beautiful family home. You can easily convert this home into one single dwelling if desired. The property is a total of 1.3 acres, surrounded by beautiful trees, shrubs and has an outdoor fire pit! There are 2 driveways, front and back, ample parking, a large 2 car detached garage and a single attached garage. Located near schools, lakes and parks. This property is located only 40 min from Halifax and has everything that you may be looking for to live mortgage free or start your investment portfolio. With minor renovations you can finish the lower level kitchen and bath. There are a total of 3 separate units. 2 units are on the main floor which consist of one 3 bedroom unit and one 2 bedroom unit. The 3rd unit is on the lower level and is a 1 bedroom unit. Each unit has its own access, own appliances and there are 2 separate power meters. This property is also heated with an efficient central electric heat pump and solar panels. Electrical, plumbing and insulation were upgraded 15 yrs ago. It has been freshly painted with some floors and fixtures upgraded as well. This property is currently vacant and can be easily rented. Solar panel agreement will be assumed by the new buyer at the closing. Please book your private showing today.



Essential Information

MLS® #	202404515
Price	\$444,444
Bedrooms	6
Acres	1.30
Type	Residential Income
Sub-Type	Triplex
Status	Closed
Date Sold	January 3rd, 2025

Community Information

Address	739 Collier Road
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Ardoise
County	Hants
Province	NS
Postal Code	B0N 1L0

Amenities

Utilities	Phone Connected, Electricity Connected
Parking	Gravel

Interior

Interior Features	Family Room
Appliances	Stove, Dryer, Washer, Washer/Dryer, Refrigerator, Dishwasher, Microwave
Heating	Forced Air, Ductless
Cooling	Air Conditioning
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres
Roof	Asphalt
Construction	Vinyl Siding

Foundation Concrete Perimeter

School Information

Elementary Brooklyn District Elementary School
Middle West Hants Middle School
High Avon View High School

Additional Information

Zoning R4

Listing Details

Listing Office Sutton Group Professional Realty

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