

\$569,900 - 2217 Brow Of Mountain Road, Garland

MLS® #202405246

\$569,900

1 Bedroom, 1.50 Bathroom, 1,604 sqft

Residential on 60.00 Acres

V2, Garland, NS

Discover the perfect blend of convenience and seclusion in this charming 2-year-old ICF bungalow on 60 acres (sub-dividable, if desired) just a stone's throw away from the amenities of Berwick. Enjoy the best of both worlds, relishing the ease of accessing Berwick's shops, restaurants, and services, while indulging in the privacy offered by this property's serene location on a low-traffic road.

Nestled amidst approximately 10 acres of cleared land, ideal for hobby farming, and surrounded by mature woodlands with scenic trails & a pond, this home offers a unique opportunity for nature enthusiasts. The like-new bungalow, with its superb insulation featuring R36 walls, R60 ceiling and triple-pane windows ensures remarkable energy efficiency and easy heating, providing a cozy retreat year-round. Inside, the open concept layout and 9-foot ceilings create an inviting ambiance, complemented by a pleasing colour palette that enhances the living experience. The spacious bedroom with a walk-in closet adds a touch of luxury to the practicality of everyday living, and you'll love the enormous custom maple kitchen, perfectly situated for entertaining guests. Water is sourced from a reliable 120' drilled artesian well, offering excellent tasting water for all your needs. Complete with a wood stove, heat pump, and electric baseboard heat, this home is designed for comfort and efficiency. In addition to the main residence, a detached 26x26 garage provides ample parking and



storage space. Embrace the tranquility of this super private location: this property presents a rare opportunity to enjoy the peaceful countryside living without compromising on accessibility. Don't miss your chance to make this picturesque oasis your home! Offered at an outstanding price and available for quick closing.

Built in 2022

Essential Information

MLS® #	202405246
Price	\$569,900
Bedrooms	1
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,604
Acres	60.00
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 7th, 2024

Community Information

Address	2217 Brow Of Mountain Road
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Garland
County	Kings
Province	NS
Postal Code	B0P 1E0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
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Parking Spaces	2
Parking	Detached, Double, Wired, Gravel
# of Garages	2
Waterfront	Stream/Pond

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Stove, Dishwasher, Refrigerator
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Basement	None

Exterior

Lot Description	50 to 100 Acres, Landscaped, Level, Wooded
Roof	Fiberglass
Construction	Vinyl Siding
Foundation	Slab

Additional Information

Zoning	F1 + A2
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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