

# \$357,500 - 13787 Highway 1, Wilmot

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MLS® #202405248

**\$357,500**

3 Bedroom, 1.00 Bathroom, 1,654 sqft

Residential on 9.29 Acres

V3, Wilmot, NS

Rare opportunity to own a spacious, meticulously maintained bungalow nestled on 9.2 acres of picturesque land. This gem boasts a mature forest, tranquil pond, fruit trees, and expansive garden beds, complemented by two greenhouses, a workshop, and multiple garden sheds for all your outdoor endeavours. Enjoy the convenience of an extra-deep double car garage and a paved drive. Significant exterior upgrades circa 2007, including roof shingle replacement, siding replacement, and chimney improvements, ensure lasting quality. The furnace was replaced in 2015, while a propane fireplace adds warmth and ambiance, installed circa 2007. The partially finished basement offers a versatile rec-room for additional living space. With three bedrooms, one bathroom, and the allure of hardwood flooring under the carpet, this home exudes timeless charm and potential. Boasting an original owner's meticulous care spanning over 66 years, this property radiates pride of ownership. Nestled in a park-like setting, yet conveniently close to the amenities of Middleton, this residence offers the perfect balance of tranquility and accessibility. Don't miss out on the chance to make this serene retreat your own. Priced to allow room for cosmetic updates, this one definitely will not last. Available for quick occupancy.

Built in 1958



## Essential Information

MLS® #	202405248
Price	\$357,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,654
Acres	9.29
Year Built	1958
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 6th, 2024

## Community Information

Address	13787 Highway 1
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Wilmot
County	Annapolis
Province	NS
Postal Code	B0P 1W0

## Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Detached, Double, Wired, Paved
# of Garages	2
Waterfront	Stream/Pond

## Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Stove, Dryer, Washer, Freezer, Refrigerator, Wine Cooler
Heating	Baseboard, Forced Air, Furnace
Fireplace	Yes
Fireplaces	Propane
Has Basement	Yes

Basement                      Full, Partially Finished

**Exterior**

Lot Description            3 to 9.99 Acres, Landscaped, Level, Wooded  
Roof                            Asphalt  
Construction              Vinyl Siding  
Foundation                Block, Concrete Perimeter

**Additional Information**

Zoning                        R-5

**Listing Details**

Listing Office                RE/MAX Banner Real Estate

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