

# \$539,000 - 168 Orchard Street, Berwick

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MLS® #202406021

**\$539,000**

4 Bedroom, 3.50 Bathroom, 3,892 sqft

Residential on 0.38 Acres

V2, Berwick, NS

Welcome to 168 Orchard Street, nestled in the charming town of Berwick. This expansive family home, just 11 years young, boasts over 3,800 square feet of living space, offering comfort and versatility. Step inside to discover the main floor inviting layout, featuring a spacious family room perfect for gatherings. The kitchen boasts ample cabinet and counter space, along with a convenient breakfast bar. Adjacent, the bright dining room invites you to step out onto the back deck, ideal for open-air dining on summer evenings. The main floor also hosts the serene primary bedroom, complete with a walk-in closet and ensuite bath for added luxury. Two additional generously sized bedrooms and a second full bath ensure ample accommodation for the entire family. A separate living area on the main floor provides added flexibility, featuring a side entry with ramp access, a convenient laundry room, a large flex space and a fourth bedroom. This area is perfect for offering a teenager their own private retreat, or alternatively, it presents an opportunity for an in-law suite or a home-based business. Venture downstairs to the basement, brimming with potential for any indoor activities. Whether you envision a home gym, family room, home office, craft room, playroom, or even adding a few bedrooms, the possibilities are endless. With the inclusion of another full bathroom and additional washer/dryer hookups, convenience is at your fingertips. Plus, with two separate entries, including garden doors leading to the



backyard, accessibility is prioritized. This home is equipped for comfort year-round, featuring in-floor heating throughout and multiple heat pumps on both floors. Outside, enjoy the ample outdoor space featuring an above-ground pool and a two-tiered deck, perfect for hosting gatherings. And with an oversized attached garage boasting a 12-foot ceiling, storage needs are effortlessly met. Discover the perfect blend of comfort convenience, and versatility at 168 Orchard St.

Built in 2013

**Essential Information**

MLS® #	202406021
Price	\$539,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,892
Acres	0.38
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 11th, 2024

**Community Information**

Address	168 Orchard Street
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Berwick
County	Kings
Province	NS
Postal Code	B0P 1E0

## Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Double, Heated Garage, Wired, Gravel
# of Garages	2
Has Pool	Yes
Pool	Above Ground

## Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Ductless, Hot Water, In Floor, Radiant
Cooling	Ductless
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

## Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

## School Information

Elementary	Berwick And District School
Middle	Berwick And District School
High	West Kings District High School

## Additional Information

Zoning	R2
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## Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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