

\$249,000 - 4091 Patrice Road, Corberrie

MLS® #202407300

\$249,000

4 Bedroom, 1.00 Bathroom, 1,782 sqft

Residential on 6.49 Acres

V4, Corberrie, NS

Nestled on a serene 6.5-acre lot, 4091 Patrice Road Corberrie is more than just a house; it's a tranquil retreat waiting to embrace its next owner. With the charm of a single-owner home, this property boasts a timeless appeal and a sense of pride in ownership that's evident from the moment you arrive. Situated well back from the road, privacy and peace are guaranteed, offering a sanctuary from the hustle and bustle of everyday life. The property's expansive grounds provide ample space for outdoor activities, gardening, or simply soaking in the beauty of nature. The residence itself features four bedrooms, ensuring plenty of space for family, guests, or a home office. A storage shed and garage offer convenient storage solutions for tools, equipment, or recreational gear, keeping the main living areas clutter-free and organized. A full basement with high ceilings presents endless possibilities for customization or expansion to suit your needs and preferences. Whether you envision a home gym, entertainment area, or additional living space, the basement provides a blank canvas to bring your ideas to life. Adding to the property's appeal is a two-story garage, offering not only parking space but also potential for a workshop, studio, or extra storage. With its versatile design, the garage provides flexibility for various hobbies and interests. Beyond its practical features, 4091 Patrice Road Corberrie exudes a sense of warmth and character, making it more than just a house;



it's a place to create lasting memories and embrace the joys of country living. Don't miss your opportunity to call this remarkable property home. Schedule a viewing today and discover the endless possibilities awaiting you in this idyllic retreat.

Built in 1952

Essential Information

MLS® #	202407300
Price	\$249,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,782
Acres	6.49
Year Built	1952
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 27th, 2024

Community Information

Address	4091 Patrice Road
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Corberrie
County	Digby
Province	NS
Postal Code	B0W 3T0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Gravel
# of Garages	1

Interior

Interior Features	High Speed Internet
Appliances	None
Heating	Furnace, Ductless, Hot Water
Fireplace	Yes
Fireplaces	Fireplace(s)
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres, Cleared, Landscaped, Level
Roof	Asphalt, Steel
Construction	Shingle Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Engel & Volkers (Yarmouth)
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