

\$419,900 - 7819 Highway 1, Ardoise

MLS® #202407404

\$419,900

3 Bedroom, 2.00 Bathroom, 1,184 sqft
Residential on 3.70 Acres

V1, Ardoise, NS

Nestled on a sprawling 3.7-acre lot, this charming 3-bedroom 2 bath mini home built in 2020 offers modern living in a pastoral setting. For optimal comfort year-round, a heat pump serves as a second source of heating and primary cooling during the warmer months. Primary bedroom with a full ensuite; additionally, it boasts a generously sized walk-in closet, providing ample storage space for your wardrobe and accessories. Property boasts a newly installed drilled well and septic system, ensuring hassle-free rural living. Being Located only 15 mins to Windsor, 25 mins to Sackville, and 35-40 mins to Dartmouth and Halifax all your conveniences are close by. For the aspiring or seasoned farmer, this property was a thriving hobby farm with a profitable egg business. The land, adorned with electric fenced areas, is perfect for a variety of agricultural pursuits. Zoned R4, this property offers the unique opportunity to potentially have 2 units on 1 lot, pending confirmation from the Municipality of West Hants, making it an excellent investment. Whether you're looking to expand your farming operations, start a new venture, or simply enjoy the tranquility of rural life with the convenience of modern amenities, this mini home on acreage is a gem waiting to be discovered. Don't miss out on the opportunity to make this idyllic farm your own. There are 2 sheds on the property, fully wired and one used as a bunk house with laminate flooring and large windows! The large 32x42 ft 2



storey barn, equipped with its own power meter, great for all your extra storage, hobbies and animals. The barn does need some TLC.

Built in 2020

Essential Information

MLS® #	202407404
Price	\$419,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,184
Acres	3.70
Year Built	2020
Type	Residential
Sub-Type	Mobile Home
Status	Closed
Date Sold	October 21st, 2024

Community Information

Address	7819 Highway 1
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Ardoise
County	Hants
Province	NS
Postal Code	B0N 1L0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
Basement	None

Exterior

Lot Description	3 to 9.99 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Pillar/Post/Pier

School Information

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

Additional Information

Zoning	R4
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Listing Details

Listing Office	Keller Williams Select Realty
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