

\$369,900 - 362 Falmouth Back Road, Falmouth

MLS® #202408404

\$369,900

2 Bedroom, 1.50 Bathroom, 1,214 sqft

Residential on 0.23 Acres

V1, Falmouth, NS

Welcome to 362 Falmouth Back Road- a well established, highly desired neighbourhood found 45 minutes from Halifax, 40 minutes from the South Shore and 20 minutes to Wolfville- central to everything including a great elementary school, the well known Avon Valley Golf course and Ski Martock. This four level split has a large paved driveway and two nice size storage sheds with a lovely back yard including two levelled decks and a beautiful garden. Entering the house from the back you will find a spacious kitchen and eat-in dining room which opens into a large front living room with lots of natural light and a nice electric fireplace. Upstairs houses two good size bedrooms and the master has a very large walk in closet while the front bedroom spans the length of the upstairs. A nice size bathroom completes the upstairs. This upstairs level is very spacious with a wide hall and lots of closets. It could be made into three bedrooms. The next level down from the main features a very large family room. It has a heat pump and an optional oil stove which the current owners didn't use. New owners could use it or remove that altogether. A half bath completes this level along with a walk- out patio door that leads to a deck and garden. The fourth level is off the family room and is a large one room. It is a very large dry area and is lined with shelves along the outside walls and houses a nice freezer and the central vacuum system. The yard is landscaped in both the front and back and has a very cozy



feel. The roof may need to be replaced at some point but is fine right now. This would make a great starter home and is not far from the highway! Come and see for yourself all this house has to offer!

Essential Information

MLS® #	202408404
Price	\$369,900
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,214
Acres	0.23
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 30th, 2024

Community Information

Address	362 Falmouth Back Road
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Falmouth
County	Hants
Province	NS
Postal Code	B0P 1P0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Double, Paved

Interior

Interior Features	Central Vacuum, High Speed Internet
Heating	Baseboard, Ductless

# of Stories	4
Stories	4 Level Side Split
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

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

School Information

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

Additional Information

Zoning	R-1
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Listing Details

Listing Office	Viewpoint Realty Services Inc.
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