

# \$174,900 - 455 Collier Road, Ardoise

MLS® #202408561

## \$174,900

3 Bedroom, 2.00 Bathroom, 1,403 sqft  
Residential on 1.68 Acres

V1, Ardoise, NS

Attention investors, handy-people, and DIY-ers! This 3 bed, 2 bath home is awaiting your vision and TLC. In a wonderful area near the end of a quiet cul-de-sac only 30 minutes to HRM and 15 minutes to Windsor, let the vast pastoral valley views greet you from your doorstep, enjoying the quiet surroundings with amenities nearby. Some highlights of this home include vinyl windows and siding, ductless heat pumps, two drilled wells, and a Wood Doctor for hot water baseboard heating. There are no warranties offered or implied, and the property is being sold "as-is, where-is"; the house does require significant work. There will be a new septic installed prior to closing, and the home is offered on a 1.68 acre lot.



Built in 1924

### Essential Information

MLS® #	202408561
Price	\$174,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,403
Acres	1.68
Year Built	1924
Type	Residential
Sub-Type	Single Family Residence

Status	Closed
Date Sold	July 4th, 2024

### Community Information

Address	455 Collier Road
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	High Speed Internet
Appliances	Stove, Dryer, Washer, Freezer, Refrigerator
Heating	Baseboard, Ductless, Hot Water, Radiator
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

### Exterior

Lot Description	1 to 2.99 Acres, Cleared
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

### Additional Information

Zoning	R-4
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### Listing Details

Listing Office	Sotheby's International Realty Canada
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