

\$475,000 - 1002 Green Street, New Minas

MLS® #202408744

\$475,000

3 Bedroom, 2.00 Bathroom, 2,060 sqft

Residential on 0.26 Acres

V2, New Minas, NS

This meticulously maintained property is situated in a prime location just minutes to shopping, Hwy # 101 access, Acadia University, as well as a variety of restaurants, wineries, and theaters. It's also with walking distance to KenWo Golf Course. The double paved drive offers ample parking, ensuring convenience for residents and guests. The two year old 20' x 24' garage is equipped with a 12,000 BTU Senville heat pump and 220 wiring for welding. It also features an overhead door and a convenient man door for easy access. . A well-maintained hedge in the backyard offers privacy. The expansive backyard is perfect for outdoor gatherings, campfires, and family activities, offering a private retreat for relaxation and enjoyment. The two level deck, built in 2020, expands the living area to the outdoors. The exterior of the house was freshly painted in 2023, enhancing its curb appeal and assurance of long lasting durability. Enjoy enhanced energy efficiency and natural light with updated windows on the main level. The roof shingles were replaced in 2019, ensuring protection and longevity for the home. The Fujitsu heat pump located in the kitchen/dining area, directs airflow towards the living room for optimal comfort. Additionally, the Senville heat pump in the lower level, equipped with two heads, provides efficient heating and cooling. Solid wood kitchen cabinets, a pantry, broom closet, utility/laundry room, storage room with shelves, provide ample storage space to keep belongings



organized and easily accessible. Three bedrooms are found on the main level. The current owners use the den/office in the lower level as a guest room. The large family room in the lower level, allows for family members or guests to enjoy some quiet time or to snuggle up with family for movie night! . A new fiberglass oil tank was installed in 2023. The close proximity to various amenities and attractions, surrounded by well-kept properties, offers a desirable living environment.

Built in 1985

Essential Information

MLS® #	202408744
Price	\$475,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,060
Acres	0.26
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 24th, 2024

Community Information

Address	1002 Green Street
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	New Minas
County	Kings
Province	NS
Postal Code	B4N 5L6

Amenities

Utilities	Electric, Cable Connected, Electricity Connected
Parking	Detached, Heated Garage, Wired, Gravel, Paved

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Stove, Dryer, Washer, Freezer, Refrigerator
Heating	Baseboard, Furnace, Ductless, Hot Water
Cooling	Ductless
Has Basement	Yes
Basement	Partially Finished

Exterior

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

School Information

Elementary	New Minas Elementary School
Middle	Evangeline Middle School
High	Horton High School

Additional Information

Zoning	R-1
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Listing Details

Listing Office	Royal LePage Atlantic (New Minas)
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