

\$573,900 - 12071 Highway 215, Urbania

MLS® #202408837

\$573,900

3 Bedroom, 2.00 Bathroom, 2,256 sqft

Residential on 5.27 Acres

105-A, Urbania, NS

Nestled amidst the countryside, on 5.27 acres this two-year-old, 3 bedroom home exudes a perfect blend of modern comfort and tranquil charm. An open-concept design, the property offers an expansive living space with breathtaking views of the surrounding natural beauty. Inside discover a sanctuary filled with light, courtesy of large windows that frame the landscape like living artwork. A graceful chandelier casts a soft glow over the open living area, creating an inviting ambiance for relaxation and gatherings. The heart of the home is the well-appointed kitchen, a culinary enthusiast's dream featuring sleek granite countertops and ample space for entertaining guests. Adjacent to the kitchen, a spacious dining area opens onto a large deck overlooking the rolling hills and verdant pastures below, offering a serene backdrop for sunset cocktails. Practicality meets luxury in the details of this home, including a generous laundry room complete with a convenient wash tub and a downstairs mudroom with walkout and patio door, seamlessly connecting indoor and outdoor living spaces. A ducted heat pump that provides efficient heating in the winter and air conditioning in the summer. With versatile living spaces on both levels, the home offers flexibility to suit your lifestyle. Downstairs, a room awaits that can serve as a cozy bedroom or a vibrant rec room, complemented by a full bathroom for added convenience. All doors in the home are 36" wide, which make this home more accessible to



everyone. Embrace the symphony of nature as you listen to birdsong by day and the soft hoot of owls by night. Wake up to magnificent sunrises painting the sky in hues of gold and pink, setting the tone for a day filled with peace. Have horses no problem, you'll find a fenced in pasture and shelter all ready. Completing the picture of idyllic country living is a wrap-around driveway that welcomes you home and sets the stage for a lifestyle of comfort and relaxation in this truly remarkable setting.

Built in 2022

Essential Information

MLS® #	202408837
Price	\$573,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,256
Acres	5.27
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 25th, 2024

Community Information

Address	12071 Highway 215
Area	Halifax - Dartmouth
District	105-East Hants/Colchester West
Sub-District	105-A
City	Urbania
County	Hants
Province	NS
Postal Code	B0N 2H0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Circular Driveway, Double, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Heat Pump
Cooling	Ducted Cooling
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Partial Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Shubenacadie District Elementary School
Middle	Riverside Education Centre
High	Hants East Rural High School

Additional Information

Zoning	Rural
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Listing Details

Listing Office	Hants Realty Ltd.
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