

# \$299,900 - 11744 Highway 1, Brickton

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MLS® #202409418

**\$299,900**

3 Bedroom, 1.00 Bathroom, 1,290 sqft

Residential on 0.77 Acres

V3, Brickton, NS

Welcome to 11744 Highway 1, Brickton – your gateway to affordable rural living with modern comforts! This charming bungalow boasts many recent renovations, making it a gem for those seeking tranquility without compromising on convenience. Step inside to discover a tastefully updated interior: The heart of the home, the updated kitchen, features stylish butcher block countertops and comes fully equipped with appliances. The bright and spacious living room offers a welcoming atmosphere, ideal for relaxation or hosting guests. Accompanying this inviting space are three good size bedrooms and a 4-piece bathroom, all conveniently located on the main level, ensuring accessibility. But the upgrades don't stop there – practical additions like the Fujitsu ducted heat pump (installed in 2023), a new septic system and a Culligans water treatment system (both installed in 2022) ensure efficiency and peace of mind. The property also boasts a 200A breaker panel and updated electrical work completed in 2022, enhancing both safety and convenience. Head downstairs to the unfinished walkout basement, offering plenty of storage space and a laundry area. Outside, a lovely covered deck awaits, providing the perfect spot to enjoy your morning coffee. Situated on a generous 3/4 acre lot, this property offers the best of both worlds – rural tranquility just minutes from the amenities of Middleton and a short 20-minute drive to 14 Wing. Don't miss your chance to experience



the harmonious blend of modern living and countryside serenity at 11744 Highway 1, Brickton. Book a showing today!

Built in 1966

**Essential Information**

MLS® #	202409418
Price	\$299,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,290
Acres	0.77
Year Built	1966
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 21st, 2024

**Community Information**

Address	11744 Highway 1
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Brickton
County	Annapolis
Province	NS
Postal Code	B0S 1M0

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Circular Driveway, Gravel

**Interior**

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Forced Air, Heat Pump

Cooling	Ducted Cooling
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

## **Exterior**

Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding, Other
Foundation	Block

## **School Information**

Elementary	Lawrencetown Consolidated School
High	Bridgetown Regional Community School

## **Additional Information**

Zoning	MX
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## **Listing Details**

Listing Office	Royal LePage Atlantic (Greenwood)
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