

\$579,900 - Lot 19 Langille Estates Drive, Simms Settlement

MLS® #202410874

\$579,900

4 Bedroom, 3.00 Bathroom, 1,925 sqft
Residential on 2.32 Acres

A2, Simms Settlement, NS

Indulge in the Hollyhock, an exceptionally versatile split entry home that is sure to leave a lasting impression! Enjoy quality finishes designed to offer a seamless open-concept floor plan. With 4 bedrooms and 3 baths, including a fully finished basement boasting a delightful rec room and convenient laundry facilities, this home is perfect for the growing family. The double car garage allows plenty of room for parking and storage, a feature to cherish during the winter months. This home provides premium standard selections, including the comfort of a ductless heat pump, quartz countertops, and spa-inspired ensuite or you can choose upgrades to meet your taste. Inquire today for all the details. This location is prime with the ocean minutes away, country living close to the city, and shops and restaurants close by. All this, and along with the confidence of a 10-year Atlantic Home Warranty and a 1 year builders warranty to commence at closing, this home truly has it all.



Essential Information

MLS® #	202410874
Price	\$579,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3

Square Footage	1,925
Acres	2.32
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	February 12th, 2025

Community Information

Address	Lot 19 Langille Estates Drive
Area	South Shore
District	405-Lunenburg County
Sub-District	A2
City	Simms Settlement
County	Lunenburg
Province	NS
Postal Code	B0J 1T0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected
Parking Spaces	2
Parking	Attached, Double, Heated Garage, Wired, Gravel
# of Garages	2

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	None
Heating	Baseboard, Ductless
Stories	Split Entry
Has Basement	Yes
Basement	Full

Exterior

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

School Information

Middle	Forest Heights Community School
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High Forest Heights Community School

Additional Information

Zoning R1

Listing Details

Listing Office Engel & Volkers

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