

\$360,000 - 15 Anne Drive, Greenfield

MLS® #202411301

\$360,000

2 Bedroom, 1.00 Bathroom, 1,044 sqft

Residential on 1.30 Acres

N/A, Greenfield, NS

Looking for a new home that has 2 bedrooms on a heated in-floor slab in Colchester? Look no further than this new home located at 15 Anne Dr., Greenfield. This 1.3 acre property will be impressive. This new construction on slab will be mobility friendly with 36" door openings and lowered controls throughout. The kitchen features stainless steel appliances, plenty of cabinetry (soft close), two pantries and a gorgeous quartz countertop island peninsula with sink and breakfast bar. Perfect for a small family this home has 2 large bedrooms and a four piece bathroom that includes quartz countertops and ceramic floor. The main floor bedrooms, living room and kitchen has laminate flooring throughout. The heating systems are in-floor heat, and ductless heat pump that offers A/C in the summer and heating in the winter. Energy efficiency is key with this home so your energy bills should be minimal. There is additional room for storage in the utility room and closets. Light is LED throughout the home with pot lights in the kitchen. A 200 amp electrical breaker in the utility room with pressure tank, electric hot water heater and HRV unit for air exchange in the home. The home has vinyl siding, asphalt roof and vinyl windows. On the exterior of the home you will have a new single gravel driveway, seeded lot (weather dependent) and a covered porch area on the front of the home with pot lights. Don't miss out on this new build with 8 year LUX home warranty in Greenfield for fall of 2024 possession. The purchase price



includes HST. All HST rebates back to the builder. MLA/TLA includes all interior space including the utility room.

Essential Information

MLS® #	202411301
Price	\$360,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,044
Acres	1.30
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 31st, 2024

Community Information

Address	15 Anne Drive
Area	Northern Region
District	104-Truro/Bible Hill/Stewiacke
Sub-District	N/A
City	Greenfield
County	Colchester
Province	NS
Postal Code	B6L 3A2

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	No Garage, Gravel, Single

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Range Hood, Refrigerator
Heating	Ductless, In Floor
# of Stories	1
Stories	One

Basement None

Exterior

Lot Description 1 to 2.99 Acres, Partially Cleared, Wooded
Roof Asphalt
Construction Vinyl Siding
Foundation Slab, Insulated Concrete

School Information

Elementary Bible Hill Central Elementary School
Middle Bible Hill Junior High School
High Cobequid Educational Centre

Additional Information

Zoning RG - RURAL GENERAL

Listing Details

Listing Office Hants Realty Ltd.

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