

\$399,000 - 8542 Highway 10, Nictaux South

MLS® #202411422

\$399,000

3 Bedroom, 2.00 Bathroom, 1,404 sqft

Residential on 3.50 Acres

V3, Nictaux South, NS

Looking for a country oasis minutes from town? Then look no further. This property is 3.5 sprawling acres of mostly cleared lawn surrounded by bush offering excellent privacy. Plant your personal vineyard, start an apple orchard, build a paddock for a couple of horse and trails to ride them on, start homesteading, the possibilities are nearly endless. A spring fed pond is tucked away on the south side in the uncleared section of the property waiting to be rediscovered. The outdoor space at the house is already a perfect place for entertaining with a newly built patio and large metal gazebo. A walking path surrounds the house so your guests can easily find their way from the large parking area. Add an outdoor kitchen or firepit and you have the perfect outdoor area to spend your summer nights with friends and family. The modern farmhouse was completely rebuilt in 2021 on the old foundation with all the modern amenities. As you walk into the open concept living space you will first notice the many large windows and the stunning views of the property everywhere. The vaulted ceiling throughout the space only adds to the expansive feel of the room. The modern kitchen was built with high quality cabinets, a large pantry cupboard, quartz countertops, a farmhouse sink, stainless steel appliances and a butcherblock island perfect for the chef of the family. The large kitchen is open to the living and dining spaces making it perfect for entertaining. On the main floor you will also



find the main four-piece bathroom, the spacious principal bedroom with ensuite and a second large bedroom. Up a flight of hardwood stairs you will find the third large bedroom that would also make an excellent office space or craft room. Donâ€™t let this dream property get away, book your showing today.

Built in 2023

Essential Information

MLS® #	202411422
Price	\$399,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,404
Acres	3.50
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 29th, 2024

Community Information

Address	8542 Highway 10
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Nictaux South
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electric
Parking	No Garage, Gravel
Waterfront	Stream/Pond

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Electric Range, Dryer - Electric, Washer, Refrigerator, Water Softener
Heating	Baseboard, Ductless
Cooling	Ductless
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Crawl Space, Partially Finished

Exterior

Lot Description	3 to 9.99 Acres, Cleared, Landscaped, Rolling Slope
Roof	Metal, Steel
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Slab

School Information

Elementary	Annapolis East Elementary School
Middle	Middleton Regional High School
High	Middleton Regional High School

Additional Information

Zoning	GD
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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