

\$699,000 - 172 Payzant Bog Road, Falmouth

MLS® #202411547

\$699,000

3 Bedroom, 2.50 Bathroom, 2,330 sqft

Residential on 6.00 Acres

V1, Falmouth, NS

Nestled in the serene countryside of Falmouth, this meticulously maintained two-story home offers an ideal blend of comfort and space on a sprawling 6-acre lot. Boasting three generously sized bedrooms and 2 1/2 bathrooms, this residence is in pristine, move-in-ready condition. The main level welcomes you with an open, airy layout, where natural light floods the spacious living areas. The large family room on the lower level is perfect for gatherings and relaxation, featuring a convenient walk-out to the expansive backyard, making it easy to enjoy outdoor activities and the beauty of nature. Adding to the home's charm and efficiency is a cozy woodstove that provides excellent heat, complemented by the 2 brand new heat pumps plus the infloor heating throughout for consistent, energy-efficient warmth. Each bedroom provides ample space for rest and personalization, while the bathrooms are well-appointed. The property's vast acreage offers endless possibilities for gardening, recreation, or simply enjoying the peace and privacy of rural living. With its excellent condition and thoughtful design, this home is ready for you to move in and start creating memories. Whether you're looking to entertain, relax, or explore the outdoors, this Falmouth gem has it all! Call your favourite REALTOR® to book your private showing.

Built in 2001



Essential Information

MLS® #	202411547
Price	\$699,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,330
Acres	6.00
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 15th, 2025

Community Information

Address	172 Payzant Bog Road
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Falmouth
County	Hants
Province	NS
Postal Code	B0P 1P0

Amenities

Utilities	Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Double, Garage, Gravel
# of Garages	2

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Ductless, In Floor, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey

Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres, Landscaped, Level, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Slab

School Information

Elementary	Falmouth District School
Middle	West Hants Middle School
High	Avon View High School

Additional Information

Zoning	GR
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Listing Details

Listing Office	Royal LePage Atlantic - Valley(Windsor)
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