

\$479,000 - 400 Castle Frederick Road, Falmouth

MLS® #202412708

\$479,000

2 Bedroom, 1.50 Bathroom, 1,748 sqft

Residential on 1.93 Acres

V1, Falmouth, NS

Surrounded by the beauty of the Martock Hills and the Avon River you will find this beautiful, energy efficient bungalow. As you drive up, take notice of the lush landscaping with mature fruit trees and many flowering perennials. Enter through the side door to a bright and cheery sunroom leading to the open concept kitchen, dining and living space. Take a moment to enjoy the sweeping views of Martock Ski hill from the picture window. Upgrades in recent years include the metal roof, the addition of heat pumps, a new Regency wood stove, and the kitchen with granite counters and cultured stone backsplash. Down the hall you will find a four piece bath and two good sized bedrooms; the primary with an adjacent laundry room. Down stairs features a large recreation room, a powder room, and storage space that could easily be finished to create more living space if you choose. The 50 x 25 three-bay garage provides ample space for your vehicles, a work shop with 220 wiring, and a loft space that would be ideal for a shop office, man cave, an artist's studio or just extra storage space. Additional features include a greenhouse, front and back decks, and new paint on the house and garage. For the outdoor enthusiast you are minutes away from Castle Frederick Farms with its 10 kilometers of hiking trails, Ski Martock and OnTree Adventure Park with its high rope courses and Ziplines, and the Avon Valley Golf and Country Club. Just 12 minutes to the town of Windsor and all the amenities,



and perhaps you would like to stop along the way at the Bent Ridge Winery with its Tuscan inspired décor. Only 45 minutes to Halifax too. Be sure to check out the YouTube video to see more, and call today to arrange your personal viewing.

Built in 1988

Essential Information

MLS® #	202412708
Price	\$479,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,748
Acres	1.93
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 16th, 2024

Community Information

Address	400 Castle Frederick Road
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Falmouth
County	Hants
Province	NS
Postal Code	B0P 1L0

Amenities

Utilities	Electric, Cable Connected, Phone Connected
Parking Spaces	5
Parking	Detached, Triple, Heated Garage, Wired, Double, Gravel

# of Garages	3
Waterfront	Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Range, Dishwasher, Dryer, Washer, Range Hood, Refrigerator, Water Purifier
Heating	Baseboard, Ductless, Stove
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Partially Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Landscaped, Wooded
Roof	Metal
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Windsor Forks District School
Middle	West Hants Middle School
High	Avon View High School

Additional Information

Zoning	AG-2
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Listing Details

Listing Office	One Percent Realty East Inc.
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