

\$379,000 - 3316 Second Division Road, Concession

MLS® #202413407

\$379,000

2 Bedroom, 2.00 Bathroom, 1,565 sqft

Residential on 1.56 Acres

V4, Concession, NS

Nestled on a 1.56-acre lot, this charming split-level home offers comfort, and natural beauty. The home features an open-concept kitchen/dining room with custom maple cabinets. The dining rooms double doors open to a large patio, perfect for indoor-outdoor living and entertaining. The dining room flows into a cozy living room, complete with a picture window filling the space with natural light and offering stunning views of the landscape. With two bedrooms and two full baths, including an ensuite, the living spaces are designed for individuals seeking comfort. The property offers lots of potential with a walk-in basement featuring high ceilings. This basement could be customized to your families needs; extra bedrooms, or a family/rec room. Numerous updates have been made to ensure the home's functionality. The electrical panel has been upgraded, the plumbing replaced with PEX, the outside walls are insulated, and the attic has double insulation, ensuring efficiency. The roof is metal and gutters have been installed for long-lasting protection against the elements. The oil tank was replaced 10yrs ago. Furthermore, the windows were replaced 13 yrs ago, enhancing energy efficiency and aesthetics throughout the home. Outside, discover possibilities with the expansive, wired, 25 x 34â€™™ garage/shop. The spacious second story presents an exciting opportunity for additional living space. The property also features a 12 x 20â€™™ garage and a wired 8 x 12â€™™ greenhouse; this property holds great



potential for hobby farm enthusiasts. A picturesque driveway lined with evergreens adds privacy and a warm welcome. The home is conveniently located close to local amenities. Enjoy access to nearby beaches, golf course, and the 101 highway, providing quick routes to the towns of Yarmouth or Digby. Whether you're looking to embrace a serene lifestyle, start a new project, or generate additional income, this home provides the perfect setting. Schedule a private viewing today!

Built in 1983

Essential Information

MLS® #	202413407
Price	\$379,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,565
Acres	1.56
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 26th, 2024

Community Information

Address	3316 Second Division Road
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Concession
County	Digby
Province	NS
Postal Code	B0W 1M0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Gravel
# of Garages	2

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Washer, Microwave, Refrigerator
Heating	Baseboard, Hot Water
Stories	Split Entry
Has Basement	Yes
Basement	Walk-Out Access

Exterior

Exterior Features	Balcony
Lot Description	1 to 2.99 Acres, Cleared, Partial Landscaped, Level
Roof	Metal
Construction	Shingle Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	General
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Listing Details

Listing Office	Engel & Volkers (Yarmouth)
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