

\$485,000 - 7716 Highway 14, Brooklyn

MLS® #202414025

\$485,000

5 Bedroom, Bathroom,
Residential Income on 1.78 Acres

V1, Brooklyn, NS

Welcome to 7716 Highway 14 in the charming community of Brooklyn, Nova Scotia! This delightful century old two-storey home blends historical charm with modern conveniences. Featuring three bedrooms & two bathrooms, this home offers a warm and inviting atmosphere with updated amenities. Step inside to discover the timeless beauty of barn board flooring and a cozy wood-burning fireplace, perfect for chilly evenings. The main level boasts an open floorpan including a sunroom, living and dining room, office space and a walk-in pantry. The updated kitchen combines modern appliances with classic aesthetics, ensuring functionality and style. Upstairs you have the large primary bedroom with a newly transformed walk-in closet that provides access to the upper level patio that overlooks the backyard. This level also has two additional bedrooms & a 3 piece bathroom. A standout feature of this home is the large finished attic, a versatile bonus area ideal for a games room, playroom, or additional storage. Outdoor living is made easy with multiple decks designed for entertaining and relaxation, all within a fully fenced backyard that boasts numerous raised garden beds, perfect for your green thumb projects. The property also includes a charming two-bedroom, one-bathroom secondary suite in the basement, ideal for extended family, guests, or potential rental income. A 25' x 25' wired two-storey barn offers ample space for a workshop, storage, or hobby area, adding to



the property's appeal. Modern comforts are ensured with an electric furnace with ducted heat pumps for efficient heating and cooling throughout the year. Two driveways provide ample parking space for residents and visitors alike. Adding a touch of natural serenity, the property features mature trees & a small beaver pond, offering peaceful moments & a habitat for local wildlife. This house is more than a home; it's a lifestyle. Embrace the charm and comfort of this unique property. Schedule your private viewing

Built in 1870

Essential Information

MLS® #	202414025
Price	\$485,000
Bedrooms	5
Acres	1.78
Year Built	1870
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	July 31st, 2024

Community Information

Address	7716 Highway 14
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Brooklyn
County	Hants
Province	NS
Postal Code	B0N 2A0

Amenities

Utilities	Electricity Connected
Parking Spaces	2
Parking	Double, Gravel, Driveway, Other

Interior

Interior Features	Secondary Suite
Heating	Fireplace(s), Forced Air, Heat Pump
Cooling	Air Conditioning, Ducted Cooling
Fireplace	Yes
Fireplaces	Fireplace(s), Wood Burning Stove
# of Stories	3
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Exterior Features	Balcony
Lot Description	1 to 2.99 Acres
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

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

Additional Information

Zoning	R2
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Listing Details

Listing Office	Royal LePage Atlantic (Dartmouth)
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