

# \$389,500 - 7 Livia Meadows Court, Debert

MLS® #202414217

**\$389,500**

3 Bedroom, 2.50 Bathroom, 1,672 sqft

Residential

N/A, Debert, NS

Are you tired of renting? If so, you could own this newly built home for less than youâ€™re paying for rent. Livia Properties is pleased to present # 7 Livia Meadows Court. Just a short drive from Truro, NS, this stunning 1672 F2, 2 level, 3 bed, 2.5 bath, home has it all. Enjoy the inviting open concept main level with large windows to allow for lots of natural sunlight to brighten the space. The main level features a spacious living room, stunning media wall with fireplace, Â½ bath and open concept DR & Kitchen providing the ideal function and flow for family & friends. Enjoy having the 3 bedrooms, 2 baths, and the laundry room on the second level. The spacious primary bedroom is perfectly situated on the back of the home and includes a large walk-in closet, ensuite bath and beautiful custom tiled shower. The remaining 2 bedrooms on this level offer ample room with large closets. Cost efficiency & quality were also considered and include 2 heat pumps for heating & cooling and spray foam insulation in the walls and ceiling to help keep those energy bills low. You will enjoy the luxury of snow removal and lawn care included in your condo fees of just \$160.00/mth. Optional full maintenance packages are also available. Being surrounded by nature, stunning forests, trails, and greenspace youâ€™ll love living with nature. Conveniently located mins from exit 11 on hwy 104, 5 mins to Masstown Market, 10 mins to Ski Wentworth, 15 mins to Truro & 50 mins to the Halifax Airport. Construction is now



100% complete and quick closings are available. Call today for a private viewing of our fully furnished model home. NOTE: This listing is a 2-storey center unit. Single level units are also available starting at just \$349,500. For more info follow us on Facebook or Instagram or visit the Livia Properties web site. Buyer's agents protected.

### Essential Information

MLS® #	202414217
Price	\$389,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,672
Type	Residential
Sub-Type	Condominium
Status	Closed
Date Sold	August 15th, 2024

### Community Information

Address	7 Livia Meadows Court
Area	Northern Region
District	104-Truro/Bible Hill/Stewiacke
Sub-District	N/A
City	Debert
County	Colchester
Province	NS
Postal Code	B0M 1G0

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Attached, Assigned, Paved

### Interior

Interior Features	High Speed Internet
Heating	Baseboard, Ductless
Cooling	Ductless
Fireplace	Yes
Fireplaces	Electric
# of Stories	2
Stories	2 Storey
Basement	None

## Exterior

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

## School Information

Elementary	Debert Elementary School
Middle	Central Colchester Junior High School
High	North Colchester High School

## Additional Information

Zoning	Condo
HOA Fees	160
HOA Fees Freq.	Monthly

## Listing Details

Listing Office	Air Realty Limited
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