

\$349,900 - 4037 Highway 201, Carleton Corner

MLS® #202414402

\$349,900

3 Bedroom, 2.00 Bathroom, 1,406 sqft

Residential on 0.88 Acres

V4, Carleton Corner, NS

If you're thinking about building, do yourself a favor and consider this move in ready bungalow! Totally rebuilt to the studs with a large addition added in 2021, this home offers 1406 sq/ft of pristine comfort. Featuring an open concept interior with seamless vinyl plank flooring throughout, both the living and dining room capitalize on the lovely orchard view from the many windows and patio door. Meal time is a joy in the gorgeous kitchen! Complete with tiled backsplash, included appliances, pantry closet, and quality custom cabinetry! Two guest or child bedrooms share a 4pc family bath, followed by the primary bedroom featuring a lush ensuite with tile/glass shower and walk in closet. The handy office/bonus room gives you a private space to work from home. Nine-foot ceilings in the living space and primary bedroom with oodles of pot lights throughout makes for a bright and airy feel. You can keep your new home efficiently comfortable via the ductless heat pump, air exchanger, back up baseboards, and you're also wired for generator just in case! Just shy of an acre, the yard is a great spot to relax or entertain with you own mini apple orchard and plenty of space to garden. All exterior finishes were also updated during the major renovation including siding, roof shingles, all windows & doors. Municipal water and an updated septic tank, this home will make for many years of worry-free living! Located within a 3-minute drive to Bridgetown, home to a new state of the art school and



quaint shops & eateries, and within 1 minute to highway 101 access east & west. Such a great value when compared to new construction and without the hassle and delays involved with building nowadays! Call your agent, this is one you should see for yourself!

Built in 1980

Essential Information

MLS® #	202414402
Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,406
Acres	0.88
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 31st, 2024

Community Information

Address	4037 Highway 201
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Carleton Corner
County	Annapolis
Province	NS
Postal Code	B0S 1C0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking	No Garage, Gravel

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
Basement	Crawl Space, None

Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped, Level
Roof	Fiberglass
Construction	Vinyl Siding
Foundation	Block, Slab

Additional Information

Zoning	MX
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Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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