

\$595,000 - 1571 Sarah Drive, Coldbrook

MLS® #202414690

\$595,000

3 Bedroom, 2.00 Bathroom, 1,972 sqft

Residential on 0.30 Acres

V2, Coldbrook, NS

This one year old home is meticulously maintained! It's nestled in a family-oriented subdivision in the heart of Coldbrook. With its prime location, residents can enjoy easy access to local amenities. A short walk takes you to the nearby convenience store, restaurants and veterinarian. Commuting is a breeze with Hwy # 101 access just two minutes away. Essential healthcare services and the hospital are also found within ten minutes. The meticulously designed exterior features a double paved drive and a paved walkway to the side garage entry, allowing easy access while working in the garden. A concrete walkway leads you to the covered entry and sitting area, highlighted by faux stone and cedar shake accents. The light and bright open concept creates a spacious & welcoming atmosphere. The modern kitchen is a cook's delight, offering an abundance of custom cabinets with glass displays at the top, expansive quartz counter-tops, an under mount sink and four remaining high end appliances. In addition to this, you'll find a walk-in pantry, perfect for storing overflow and larger kitchen accessories. A large sit-up island and spacious dining room, make this home ideal for gathering with family and friends. The well placed LG heat pump in the living area, ensures year round comfort. The Primary suite, where you'll find the second LG heat pump head, will leave you feeling like you've had a day at the spa. In addition to



the large walk-in closet, this room boasts an ensuite bath equipped with is a double vanity, a custom glass and tile shower and a free standing soaker tub. Privacy was a priority during the planning of this well thought out home. Two additional bedrooms and another full bath are found at the opposite end of the house, allowing for separation for you and your guests. The second level offers a bonus room, perfect for a private home office, games room, guest space or movie night with your family.

Built in 2023

Essential Information

MLS® #	202414690
Price	\$595,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,972
Acres	0.30
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	August 22nd, 2024

Community Information

Address	1571 Sarah Drive
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Coldbrook
County	Kings
Province	NS
Postal Code	B4R 1A1

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Double, Heated Garage, Wired, Paved
# of Garages	2

Interior

Interior Features	Ensuite Bath, See Remarks, High Speed Internet
Appliances	Electric Range, Dishwasher, Garburator, Range Hood, Refrigerator
Heating	Baseboard, Ductless
Cooling	Ductless
Basement	None

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding, Other
Foundation	Slab

School Information

Elementary	Coldbrook And District School
High	Central Kings Rural High School

Additional Information

Zoning	R-1
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Listing Details

Listing Office	Royal LePage Atlantic (New Minas)
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