

\$699,000 - 480 Canard Street, Lower Canard

MLS® #202414723

\$699,000

2 Bedroom, 2.00 Bathroom, 1,838 sqft

Residential on 1.20 Acres

V2, Lower Canard, NS

This is a picturesque property designed to maximize privacy while capturing outstanding views, overlooking Wellington Dyke and the Canard River. The long driveway and gorgeous gardens lead to the covered front porch and welcoming foyer. From the side entrance, a convenient mudroom houses laundry and utilities. First, a quaint guest room or office. Cute kitchen with pantry opens to an airy dining area with gorgeous vistas.

Spacious living with post & beam arched doorways, vaulted ceilings, skylights, Jotul propane stove, heat pump and garden doors to front deck. The hall leads to a patio, the main bath with soaker tub and step-in shower and the primary bedroom. Guests won't want to leave the charming cottage - or use it yourself as a great recreational space, studio or office (20 x 26). It features white-washed walls, a kitchenette with island, living/dining area, laundry facilities, 3-piece bath, heat pump, garden doors and spiral staircase leading to loft area above! Also adorning the property is a barn/workshop with loft, (could be a playhouse, animal shelter, bunkie, etc.) separate shed storage and a chicken coop. Sitting on 1.2 acres in a quiet pastoral area, just minutes to town, amenities, highway access and local attractions like wineries, farm markets, beaches and more!



Built in 2004

Essential Information

MLS® #	202414723
Price	\$699,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,838
Acres	1.20
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	August 29th, 2024

Community Information

Address	480 Canard Street
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Lower Canard
County	Kings
Province	NS
Postal Code	B0P 1T0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Other, Double, Gravel
View	River

Interior

Interior Features	See Remarks, High Speed Internet
Heating	Ductless, In Floor, Radiant
Fireplace	Yes
Fireplaces	Propane, Electric
Basement	None

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Sloping/Terraced
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Roof	Asphalt
Construction	Shingle Siding
Foundation	Slab

School Information

Elementary	Glooscap Elementary School
Middle	Northeast Kings Education Centre
High	Northeast Kings Education Centre

Additional Information

Zoning	A1
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Listing Details

Listing Office	Royal LePage Atlantic (New Minas)
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