

\$379,900 - 821 Wile Settlement Road, Wile Settlement

MLS® #202417637

\$379,900

2 Bedroom, 2.00 Bathroom, 1,503 sqft

Residential on 1.20 Acres

V1, Wile Settlement, NS

Welcome to this charming property in Wile Settlement, that is in the process of being subdivided to encompass a spacious 1.2 acres. This home boasts a brand-new roof, ensuring peace of mind and longevity. Inside, you'll find a well-designed main level featuring two large bedrooms and two bathrooms, perfect for comfortable living. Convenience is key with the main floor laundry area, making chores a breeze. The kitchen is a highlight, offering plenty of cupboard space to meet all your storage needs. Whether you're a seasoned chef or just love to cook, this kitchen has you covered. The lower level is a blank canvas, waiting for your personal touch to transform it into whatever you desire—be it a home gym, entertainment area, or additional living space. Adding to the property's appeal is a 26 x 24 detached garage with a loft. This versatile space can serve as storage, a workshop, or even a barn for your little farm and catering to various needs and hobbies. Location is everything, and this property shines in that regard. It is in close proximity to Falls Lake Park, and Mockingee Lake, four-wheeling trails making it perfect for outdoor enthusiasts. Nearby, is the Lakeside Variety Gas Bar which provides all basic necessities, plus a small liquor store and summer season takeout for added convenience. Additionally, the property is just a 10-minute drive to Ski Martock, Bent Ridge Winery, and OnTree outdoor adventure, offering plenty of recreational and leisure



activities. With its combination of practical features and potential for customization, this property is a must-see. Don't miss the opportunity to make this house your country dream home. Call your favourite agent to book your showing today!

Essential Information

MLS® #	202417637
Price	\$379,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,503
Acres	1.20
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	October 21st, 2024

Community Information

Address	821 Wile Settlement Road
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Wile Settlement
County	Hants
Province	NS
Postal Code	B0N 2T0

Amenities

Utilities	Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Detached, Single, Wired, Double
# of Garages	1

Interior

Interior Features	Central Vacuum, High Speed Internet
Appliances	Cooktop, Oven, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Furnace
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Windsor Forks District School
Middle	West Hants Middle School
High	Avon View High School

Additional Information

Zoning	GR
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Listing Details

Listing Office	Royal LePage Atlantic - Valley(Windsor)
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