

\$374,900 - 47 Vance Crescent, Five Houses

MLS® #202417716

\$374,900

3 Bedroom, 1.50 Bathroom, 1,495 sqft

Residential on 1.00 Acres

N/A, Five Houses, NS

This gorgeous chalet, meticulously rebuilt from the floor joists up in 2011(except for the kitchen cabinets), blends modern comfort with charm. Positioned on nearly an acre of treed privacy, this custom-designed home maximizes space & natural sunlight. Featuring a welcoming ambiance, the chalet boasts a propane fireplace, pine accent trim & hardwood floors, making it an ideal year-round getaway. There is 2 places for access to the water just a stroll down the lane that allows you to explore miles and miles of beach and has great bass fishing! The property also includes an established, fenced vegetable garden. It is conveniently located near the popular Wentworth downhill ski resort in the Cobequid Mountains. The home offers a full foundation with ample space for further development, a new propane forced air furnace, & electric baseboard heating in each upstairs BR. The kitchen is well-equipped with a center island featuring pull-outs & a food storage pantry. All 4 stainless steel appliances are included. The pass through between the dining room & kitchen make serving dinner a breeze. The primary BR & full bath are conveniently located on the main floor. Upstairs there is a loft/office space, a half bath & the other 2 BRs. The outdoor living space provides both sun & shade, with a wraparound deck & gazebo that is included. There are several outbuildings including a 24x16 workshop. This wired workshop, with a chimney, is ideal for conversion into a



bunkhouse. The property includes several outbuildings: a new metal shed from Debert Metal, a greenhouse, a lean-to & 2 smaller sheds. Additionally, a recently installed 22kw Generac generator ensures the entire home remains powered during outages.

Built in 2012

Essential Information

MLS® #	202417716
Price	\$374,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,495
Acres	1.00
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Style	Chalet
Status	Closed
Date Sold	October 31st, 2024

Community Information

Address	47 Vance Crescent
Area	Northern Region
District	104-Truro/Bible Hill/Stewiacke
Sub-District	N/A
City	Five Houses
County	Colchester
Province	NS
Postal Code	B0M 1B0

Amenities

Utilities	Electric, Propane, Electricity Connected, Phone Connected
Parking	No Garage, Gravel, Parking Spaces(s)

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Range Hood, Refrigerator, Water Purifier
Heating	Baseboard, Fireplace(s), Forced Air, Furnace
Fireplace	Yes
Fireplaces	Propane
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	1 to 2.99 Acres, Landscaped, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	RG
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Listing Details

Listing Office	RE/MAX Fairlane Realty
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