$599,999 - 1208 Cogmagun Road, Cogmagun

MLS® #202418779

$599,999

3 Bedroom, 1.00 Bathroom, 1,534 sqft
Residential on 63.00 Acres

V1, Cogmagun, NS

Welcome to this charming century-old home, complete with a spacious working barn and 63 acres of land. The property includes over 20 acres of cleared land with the remainder preserved as mature woodland.The property features an inviting open-concept layout, beginning with a bright country kitchen off the mudroom that seamlessly flows into the dining room. Enjoy mornings or evenings on the lovely covered porch, where a pellet stove provides warmth for a cozy experience in the winters. The newly renovated bathroom has a walk-in tile shower alongside an original cast-iron clawfoot bathtub.The home has been meticulously maintained, with major upgrades completed over the years including: insulation, drywall, hardwood floors, septic system, well, roof, furnace, and electrical. Additional amenities include a large 18x30 garage,garden shed, woodshed and fenced in dog run.The 28x37-foot barn includes a tack room, hay storage, and a custom stall track system with flexible configurations: two 13' x 13.5' box stalls, four 6.75' x 8' standing stalls, or a mix of both, plus an additional 8' x 11' box stall with its own entrance.In 2014,18 acres of fields were plowed and seeded with Timothy grass.To improve springtime conditions and reduce mud, in 2020 a 150 feet of 12-foot wide French drains were installed in the sand paddock, extending to the run-in shelter and along some fences. These drains feature a layered construction for optimal drainage and durability. The property features 4 acres of

fenced and cross-fenced pasture, including a ¾-acre paddock with a 9' x 19' permanent shelter/run-in with a French drain base and a 10' x 20' movable horse shelter, a 1-acre run/pasture with a pond and annually overseeded pasture mix since 2020, a 2-acre strip grazing area which was seeded with Timothy in 2018 then overseeded with pasture mix yearly. In 2023, a new In 2023, a new Kentucky four board fence was installed around the sand paddock.Trails, veggie garden,Apple and cherry trees.

Built in 1902

Essential Information

MLS® #	202418779
Price	$599,999
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,534
Acres	63.00
Year Built	1902
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 27th, 2024

Community Information

Address	1208 Cogmagun Road
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Cogmagun
County	Hants
Province	NS
Postal Code	B0N 2A0

Amenities

| Utilities | Propane, Cable Connected, Electricity Connected, Phone Connected |
| Parking | Detached, Circular Driveway, Gravel |

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Microwave, Refrigerator
Heating	Forced Air, Furnace
# of Stories	1
Stories	1 3/4 Storey
Has Basement	Yes
Basement	Unfinished

Exterior

Lot Description	50 to 100 Acres
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Stone

School Information

Elementary	Dr. Arthur Hines School
Middle	West Hants Middle School
High	Avon View High School

Additional Information

| Zoning | Rural |

Listing Details

| Listing Office | Exit Realty Metro |

Listing information last updated on October 14th, 2025 at 8:47pm ADT