

\$625,000 - 1247 202 Highway, Upper Rawdon

MLS® #202419004

\$625,000

4 Bedroom, 1.50 Bathroom, 2,350 sqft

Residential on 12.00 Acres

V2, Upper Rawdon, NS

How would you like to live just 30 mins from the international airport, 45 mins from Halifax and be right on the outskirts of the beautiful Annapolis Valley? Here is your dream horse or hobby farm! Nestled between Upper Rawdon and West Gore, you will find this sprawling 12 acre farm with a bright and welcoming 10 stall barn, updated 4 bedroom, 2 bath brick house with full concrete basement, 2-car garage, large clear pond, acres of fenced fields, paddocks, riding ring and run-in sheds. You will immediately feel at home in the large country kitchen that opens up to a comfortable living room with a working fireplace. Radiant heat runs in-ceiling. The wainscot walls, hardwood floors and country charm of the house will win you over! The partially finished basement is spacious and dry, making it the ideal set-up for a rec room - including wine cellar and wood stove! Many upgrades â€“ new heat pumps (2023), new hot water tank (2024), roof is 7 yrs old. This property was once part of a large farm and boasts mature grapevines, fruit trees and ornamental bushes. The original barn stands testament to days of yore and may well be worth saving. The farm is surrounded by rolling hills, old fields and miles of trails. Your family can easily commute to jobs and activities with all amenities close by. The hospital in Windsor is just 35 minutes away. This is a great location for an equestrian business, as itâ€™s easy to get to from 3 major centres: Halifax, Windsor & Truro â€“ How about boarding, lessons or equine



therapy? The horse barn was built in 2007 and has a steel roof, traditional wood framing and includes an oversized run-in shed at the back. The rural zoning allows for a variety of uses - so go ahead and get those pigs, goats and chickens or plant gardens and run a fruit and veggie stand (the soil is rich and fertile), or pursue your hobby of old car restoration, or start a dog kennel business etc. etc. The possibilities are endless! *Be sure to watch aerial video & in-home tour!

Built in 1976

Essential Information

MLS® #	202419004
Price	\$625,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,350
Acres	12.00
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 28th, 2024

Community Information

Address	1247 202 Highway
Area	Annapolis Valley
District	Hants County
Sub-District	V2
City	Upper Rawdon
County	Hants
Province	NS
Postal Code	B0N 1T0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Wired, Gravel
# of Garages	2

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Stove, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Fireplace(s), Ductless, Radiant, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove, Fireplace(s), Wood Burning
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Lot Description	10 to 49.99 Acres, Cleared
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Rawdon District Elementary School
Middle	Hants East Rural High School
High	Hants East Rural High School

Additional Information

Zoning	RU-2
--------	------

Listing Details

Listing Office	Viewpoint Realty Services Inc.
----------------	--------------------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 28th, 2025 at 6:02am ADT