

# \$420,000 - 120 Buster Davis Road, Ardoise

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MLS® #202420498

**\$420,000**

3 Bedroom, 3.00 Bathroom, 2,700 sqft

Residential on 2.50 Acres

V1, Ardoise, NS

Looking for a property with multiple uses? Look no further. The 2.5 acres lot is Zoned Multi Use (MU). Recently surveyed, It has a professional garage with Hoist included. It is wired for an air compressor and a Plasma cutter. Wired with 100 amp service. Heated with a heat pump for warmth and air conditioning. There is an addition on the back for extra storage or workspace. The lot is professionally cleared, landscaped. The eaves troughing on the house is drained into the ground and directed away from the home. Lots of room for a hobby farm, landscaping business or maybe you have other big dreams. Bring them alive here! The house is a duplex offering 2 bedrooms and 2 baths upstairs. 2 heat pumps and all new flooring. The appliances have all been updated in 2024. There an extra heat pump, new in its box if you would like to install another unit. The 1 bedroom apartment in the basement has a new heat pump, and new appliances. Its own entrance and lots of space. Please see the improvement list for more details, there are many upgrades. This property has many avenues for investors. Competitively priced, this property is sure to move fast. Donâ€™t delay schedule your viewing today. Note: This home is wheelchair accessible with a ramp coming in the front door. Both the bathroom and laundry are accessible



Built in 2002

**Essential Information**

MLS® #	202420498
Price	\$420,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,700
Acres	2.50
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	October 28th, 2024

**Community Information**

Address	120 Buster Davis Road
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Ardoise
County	Hants
Province	NS
Postal Code	B0N 1L0

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Heated Garage, Wired, Circular Driveway, Dirt, Gravel, Multiple Driveways
# of Garages	2

**Interior**

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Electric Range, Dryer - Electric, Washer, Microwave, Refrigerator
Heating	Baseboard, Ductless
Has Basement	Yes
Basement	Full

**Exterior**

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

### **School Information**

Elementary	Brookland Elementary School
Middle	West Hants Middle School
High	Avon View High School

### **Additional Information**

Zoning	MU
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### **Listing Details**

Listing Office	EXP Realty of Canada Inc.
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