

# \$349,000 - 726 Chipman Brook Road, Chipman Brook

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MLS® #202421194

**\$349,000**

4 Bedroom, 2.50 Bathroom, 1,452 sqft

Residential on 6.10 Acres

V2, Chipman Brook, NS

Welcome to 726 Chipman Brook Road, a 6.1 acre nature lover's paradise with views of the magnificent sunsets over the Bay of Fundy! This well kept property features two new decks, new LG heat pump, new roof, aluminum windows throughout, and a new oil-fired hot water tank. Heated by way of an efficient oil/wood combination forced air furnace, this home only requires some interior updating to make it picture perfect - and with over 6 acres of woodlands surrounding the home complete with a large detached shed/garage for storage, you will have easy access to wood for the furnace. With two bedrooms and 1.5 bathrooms upstairs and 2 bedrooms and 1 bathroom downstairs, the layout is ideal for the growing family, and with a separate entrance to the basement the potential for rental income is also an option. Located in the heart of some of the most beautiful natural surroundings that the Annapolis Valley has to offer, it is still only 10 minutes to Centreville and 20 minutes to Kentville or Berwick. With so much to offer this one won't last long so book your showing today!



Built in 1999

## Essential Information

MLS® # 202421194

Price \$349,000

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,452
Acres	6.10
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	October 7th, 2024

### Community Information

Address	726 Chipman Brook Road
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Chipman Brook
County	Kings
Province	NS
Postal Code	B0P 1H0

### Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Circular Driveway, Gravel, Parking Spaces(s)
View	Ocean

### Interior

Interior Features	High Speed Internet
Appliances	Cooktop, Oven, Dishwasher, Dryer, Washer
Heating	Forced Air
Has Basement	Yes
Basement	Partially Finished

### Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Wooded
Roof	Asphalt
Construction	Vinyl Siding

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Cambridge And District Elementary School  
Middle                              Northeast Kings Education Centre  
High                                 Central Kings Rural High School

**Additional Information**

Zoning                            A2

**Listing Details**

Listing Office                    MacKay Real Estate Ltd.

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Listing information last updated on October 15th, 2025 at 10:02am ADT