

\$699,000 - 141 Fox Hill Avenue, North Kentville

MLS® #202421265

\$699,000

4 Bedroom, 2.50 Bathroom, 2,308 sqft

Residential on 1.15 Acres

V2, North Kentville, NS

Prepare to be Surprised! This executive bungalow is found at the end of Fox Hill Avenue and although it has a very compact look, the space inside this home will surprise you. As you enter into the front foyer you will instantly notice the high end doors that protect the indoor heat. The living-dining room area is completely an open concept with a beautiful Napoleon (zero clearance) fireplace in the corner and a wall filled with windows that open to one of the biggest and most beautiful back yards in Kentville! When out back, you can't see neighbours and have your own little oasis and golf hole! The house opens to this back yard from the kitchen and downstairs family room and the multi- tiered deck allows for storage and shade underneath and lots of room for barbecuing and outdoor living. The master and laundry are on the main level so everything you need is there. What you will notice most is that this house is in like new condition with many upgrades: Windows (2014), hot water tank (2021) and roof (2016). The downstairs has two more large bedrooms and family room with tall windows and a walk-out making it a very bright area- you won't feel like you are in a basement. Adjacent the living space downstairs is a work/utility room that spans the length of the house and gives lots of shelving for storage and plenty of work space- all the extras, year round decorations, extra clothes and so much more can be stored here! There is nothing needed in this home, it is move in ready and



in pristine condition. This property is close to all amenities, the hospital, community college, the golf course and large shopping areas. What is so nice is the lower tax base and the absence of a deed transfer tax. If you are looking for a new home in Kentville, this one is a must see -Note: one bedroom is currently being used as a den and the downstairs family room was set up as a bedroom at the time of pictures- so this house could easily have five bedrooms.

Built in 2005

Essential Information

MLS® #	202421265
Price	\$699,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,308
Acres	1.15
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	October 22nd, 2024

Community Information

Address	141 Fox Hill Avenue
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	North Kentville
County	Kings
Province	NS
Postal Code	B4N 5B4

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Double, Heated Garage, Wired, Paved
# of Garages	2

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Glass Cooktop, Oven, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Fireplace(s)
Fireplace	Yes
Fireplaces	Fireplace(s)
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Landscaped, Sloping/Terraced
Roof	Asphalt
Foundation	Concrete Perimeter

School Information

Elementary	Port Williams Elementary School
Middle	Evangeline Middle School
High	Horton High School

Additional Information

Zoning	R-1
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Listing Details

Listing Office	Viewpoint Realty Services Inc.
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