

\$325,000 - 640 Cross 3 Road, South Rawdon

MLS® #202425333

\$325,000

3 Bedroom, 1.00 Bathroom, 1,682 sqft
Residential on 2.61 Acres

105-D, South Rawdon, NS

Welcome to 640 Cross 3 Road in South Rawdon—a true country paradise offering 2.61 acres of stunning natural beauty and versatile amenities. This charming 1.5-storey country home is complemented by a spacious 60'™ x 40'™ barn/garage/shed and a serene, fully stocked trout pond—ideal for outdoor enthusiasts and those seeking tranquility. As you step into the home, you'll be greeted by a welcoming foyer that provides ample space for a large family entering together. The main floor features a central country kitchen surrounded by many rooms for activities, perfect for relaxed living. A wood stove to the left of the entry not only adds a rustic touch but also provides comforting warmth that extends to the upper level. The large living room, accessible through the foyer, boasts a mini split heat pump and patio doors leading to a 10.4'™ x 29'™ deck with views of the driveway and easy access to the trout pond. At the rear of the main floor, you'll find a generous dining area highlighted by a picturesque window overlooking the recently restocked trout pond. Adjacent to the dining area is a versatile room that could serve as a third bedroom or additional living space. To the left side you'll find another family living space which features its own patio door, leading to a convenient the shed, and is only a short walk to the barn. The main floor also includes a cozy office space and a large 4-piece bathroom with laundry facilities. Ascend the stairs to discover two additional



well-sized bedrooms, providing plenty of room for family or guests. This lovingly maintained home features nearly all vinyl windows, fresh paint, a new aerator for the trout pond, and offers high-speed internet access. With so much to offer, including the potential for quick closing and the opportunity to make it your own, this country oasis is truly a rare find. Donâ€™t miss your chance to own this idyllic retreatâ€”move in and start enjoying your new home immediately!

Built in 1976

Essential Information

MLS® #	202425333
Price	\$325,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,682
Acres	2.61
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 28th, 2024

Community Information

Address	640 Cross 3 Road
Area	Halifax - Dartmouth
District	105-East Hants/Colchester West
Sub-District	105-D
City	South Rawdon
County	Hants
Province	NS
Postal Code	B0N 1Z0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking	Detached, Other, Gravel
Waterfront	Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator, Other
Heating	Baseboard, Stove
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Crawl Space, Unfinished

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Level
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

School Information

Elementary	Uniacke District School
Middle	West Hants Middle School
High	Avon View High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	Century 21 Optimum Realty
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