

# \$379,000 - 1939 Highway 360, Garland

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MLS® #202425452

**\$379,000**

5 Bedroom, 3.00 Bathroom, 2,400 sqft

Residential on 10.00 Acres

V3, Garland, NS

A true country retreat, this 2400 square foot, 5-bed, 3-bath home is the perfect place for your family to call home! On a large 10+ acre lot with a serene mature forest and only 10 minutes to Berwick, rural life is complemented with amenities nearby. The main level features a large and bright living space with new pot lights, a dining area walking out onto an elevated deck, a large primary bedroom with a full ensuite, as well as a second bedroom and full bath. Downstairs, the renovated basement has new Lifeproof vinyl plank flooring throughout. A large rec room, new Pacific Energy wood stove (plenty of split wood included!), third full bathroom, laundry, and 3 more bedrooms complete the space. Sprawling over two spacious levels there is plenty of room for the growing family, and potential with the walkout basement for an in-law or income suite. Wired for a generator with sheds on the property for storage, this property is truly move-in ready. The home has been pre-inspected with a home inspection report, septic inspection report, and water testing results available for buyer's peace-of-mind. Recently appraised at \$400,000 for the home on 3 acres, this property is priced well-under appraisal with extra acreage included. Book your showing now before it's too late!



Built in 1990

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202425452               |
| Price          | \$379,000               |
| Bedrooms       | 5                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 2,400                   |
| Acres          | 10.00                   |
| Year Built     | 1990                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | January 30th, 2025      |

### Community Information

|              |                  |
|--------------|------------------|
| Address      | 1939 Highway 360 |
| Area         | Annapolis Valley |
| District     | Kings County     |
| Sub-District | V3               |
| City         | Garland          |
| County       | Kings            |
| Province     | NS               |
| Postal Code  | B0P 1E0          |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Utilities | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking   | No Garage, Gravel                                                 |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | High Speed Internet                                     |
| Appliances        | Electric Range, Dishwasher, Dryer, Washer, Refrigerator |
| Heating           | Baseboard, Stove                                        |
| Fireplace         | Yes                                                     |
| Fireplaces        | Wood Burning Stove                                      |
| Has Basement      | Yes                                                     |
| Basement          | Full, Finished, Walk-Out Access                         |

### Exterior

|                 |                                                                 |
|-----------------|-----------------------------------------------------------------|
| Lot Description | 10 to 49.99 Acres, Hardwood Bush, Ravine, Softwood Bush, Wooded |
|-----------------|-----------------------------------------------------------------|

|              |                                  |
|--------------|----------------------------------|
| Roof         | Asphalt                          |
| Construction | Stone, Vinyl Siding, Wood Siding |
| Foundation   | Concrete Perimeter               |

**Additional Information**

|        |    |
|--------|----|
| Zoning | A2 |
|--------|----|

**Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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