

\$399,000 - 4236 Highway 14, Windsor Forks

MLS® #202426125

\$399,000

2 Bedroom, 1.00 Bathroom, 1,307 sqft

Residential on 1.87 Acres

V1, Windsor Forks, NS

Welcome to 4236 HWY 14, known as "The Forks" – a fantastic property that perfectly combines modern updates with rural charm. Set on 1.9 this home invites year-round recreation and is just minutes from Windsor's amenities. Built on a slab, offering excellent accessibility and convenient single-level living for all ages and mobility levels. The property also includes a double car garage with a roughed-in bathroom, ready for conversion into a separate apartment, making it an ideal setup for multi-generational living or additional rental income. Many details have been modernized, from creating a new open concept floor plan, a new heatpump, new insulation, new shingles on large portion of the roof, vapor barrier, drywall, water filter system, updated to PEX plumbing throughout, and updated electrical. The new flooring stretches across all rooms, while fresh paint inside and out gives the property a crisp, updated feel. The kitchen was fully renovated with new plumbing, cabinetry, and high-end appliances, and the main bathroom features all new plumbing fixtures, a stylish sink, and a sleek clawfoot tub. Outdoors, you're a stone's throw from Ski Martock and OnTree Adventure Park, perfect for both winter sports and summer activities. Nearby year-round Bent Ridge Winery & Brewery offers fired pizza and a cozy Hacienda-style solarium, making it a favorite spot to unwind. Windsor is just seven minutes away, providing easy access to shopping, dining, medical



services, and other essential amenities.â€œThe Forksâ€• is equipped with an Eastlink home security system for added peace of mind and has a strong record as a successful short-term rental. On the 1.9-acre property, youâ€™ll also find a barn, which adds little to no value as it is currently in poor condition with restricted entry but with a healthy budget ones mind could image the possibilities. The acreage with ample road frontage offers potential for subdivision, adding flexibility for future development. Furnishings negotiable

Built in 2001

Essential Information

MLS® #	202426125
Price	\$399,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,307
Acres	1.87
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	February 10th, 2025

Community Information

Address	4236 Highway 14
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Windsor Forks
County	Hants
Province	NS
Postal Code	B0N 2T0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Wired, Dirt
# of Garages	2
View	Other

Interior

Interior Features	High Speed Internet
Appliances	Electric Oven, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	1 to 2.99 Acres, Partially Cleared
Roof	Asphalt
Construction	Wood Siding
Foundation	Pillar/Post/Pier, Slab

School Information

Elementary	Windsor Forks District School
High	Avon View High School

Additional Information

Zoning	GR
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Listing Details

Listing Office	Exit Realty Town & Country
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