

\$400,000 - 2732-2734 Lovett Road, Coldbrook

MLS® #202426165

\$400,000

4 Bedroom, 2.00 Bathroom, 2,400 sqft

Residential on 0.39 Acres

V2, Coldbrook, NS

Don't miss out on this fantastic opportunity! This property not only lends itself well to an income property, but it would also be a great opportunity for buyers to live in one side and rent out the other, while you build equity to build or buy your future dream home. The interior photos are of unit # 2734. The tenants have given their notice to vacate this unit, so you could move right into this beautifully renovated home and still collect income from the second unit to help pay down your mortgage. If you would prefer, you could rent out both units...the beginning of your tiny investment empire! The windows, doors, and siding were replaced in 2019. New decks in 2023. New roof shingles and new heat pumps in each unit were installed in 2024. Both units have been updated including flooring, baths, paint, etc. and a new kitchen was installed in unit # 2734 in 2024. This unit also includes a washer and dryer and there is a remaining fridge and stove in each unit. The lot is level & fairly private. This property is located on a quiet dead end street. You'll enjoy the easy access to all amenities including schools, groceries, drug store, hospital, doctors, Hwy # 101 access and downtown.



Built in 1984

Essential Information

MLS® # 202426165

Price \$400,000

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,400
Acres	0.39
Year Built	1984
Type	Residential
Sub-Type	Duplex
Status	Closed
Date Sold	December 18th, 2024

Community Information

Address	2732-2734 Lovett Road
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Coldbrook
County	Kings
Province	NS
Postal Code	B4R 1A5

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Dirt

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
Cooling	Ductless
Stories	Split Entry
Has Basement	Yes
Basement	Full, Finished

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Coldbrook And District School
High	Central Kings Rural High School

Additional Information

Zoning	R-2
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Listing Details

Listing Office	Royal LePage Atlantic (New Minas)
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