

\$529,900 - 11704 Highway 1, Brickton

MLS® #202427034

\$529,900

4 Bedroom, 2.00 Bathroom, 1,835 sqft

Residential on 8.75 Acres

V3, Brickton, NS

Home, home on the range! Set back from the main road for added privacy, you will find this fully updated farmhouse offering the space and lifestyle you've been dreaming about! From the moment you pull into the tree lined driveway, you will start to feel at home. Offering 8.75 acres of level and fertile land, this property would be well suited for horses or hobby farming with direct access to an extensive multi use trail network. Enter into the home through the convenient side porch or front 3 season sunroom, and take in the warm and cozy interior that is ready to move in and enjoy! The open concept main floor is flooded with natural light and offers a large country kitchen and an attractive wood cookstove. The office space could be used as a fourth bedroom if needed, and two spacious and renovated 4pc bathrooms on each level is another practical feature. The light and airy primary bedroom has plenty of closet space, as do the other two bedrooms, a rare find in an older home! Tons of potential for additional square footage or a secondary suite in the wired walk-up attic. From the electrical, to the plumbing, to heating, the current owners have made substantial improvements to the homes systems providing years of low-maintenance/ low-cost living for the future buyers (comfortably heated for under \$1300 per year on average). Heading back outside, two large outbuildings and an attached insulated workshop gives you plenty of room ffor a home business, farming, or hobbies and storage



galore! Keep your vehicles under cover with both a garage and carport, and the former 24x44 dairy barn has a full loft above, as does the garage. Overall, this package is the perfect mix of rural country living in the beautiful Annapolis Valley, while still being close to everyday amenities and services. Take a peek for yourself, this could be the one you've been waiting for!

Built in 1917

Essential Information

MLS® #	202427034
Price	\$529,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,835
Acres	8.75
Year Built	1917
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	January 7th, 2025

Community Information

Address	11704 Highway 1
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Brickton
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electricity Connected, Phone Connected
Parking Spaces	2

Parking	Detached, Double, Carport, Wired, Gravel
# of Garages	2

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Refrigerator
Heating	Furnace, Hot Water, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2.5 Storey
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	3 to 9.99 Acres, Cleared, Landscaped, Level
Roof	Fiberglass
Construction	Vinyl Siding
Foundation	Stone

Additional Information

Zoning	MX
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Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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