

# \$867,375 - 1146 Lockhart Mountain Road, Coldbrook

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MLS® #202427976

## \$867,375

3 Bedroom, 2.50 Bathroom, 4,292 sqft

Residential on 3.57 Acres

V2, Coldbrook, NS



Show stopper property you won't want to miss! Owners have decided it is time for a new family to enjoy this meticulously maintained ranch style home which offers plenty of living & entertainment space for the whole family.

Property is 3.57 acres of pure paradise located in a country setting with breath taking views of the valley & conveniently located just minutes from the shopping core and highway access. Main level living offers a large kitchen(island is movable) & eating nook area with a view, dining room, living room, spacious family room, 3 bedrooms, ensuite with air jet tub, a 4pc bathroom and a laundry + a 2pc bath combo just off the mudroom for convenience. On the lower level you will find an open concept games room as well as 2 extra rooms that could be used as offices, media rooms, exercise rooms or for storage. Home boasts beautiful hardwood flooring & ceramic tile throughout the main level & laminate flooring on the lower level. Several other added features with this property are an attached double garage, alarm system, central vac, Venmar air exchanger & a generator panel. Home is connected to "time of day saving" panels providing exceptional energy efficiency throughout especially with the in-floor radiant heat on both levels & 3 heat pumps. As you enter the property, you will enjoy the paved driveway & be pleasantly surprised to notice all power lines are conveniently buried underground. No view obstructions here. Sit back and fall in love

with the exceptionally detailed gardens that frame the home so perfectly. Enjoy the sizable deck which offers a wonderful space for entertaining or just enjoying your favorite beverage while listening to the birds singing & appreciate the tranquil surroundings this property offers.

Built in 2001

**Essential Information**

MLS® #	202427976
Price	\$867,375
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	4,292
Acres	3.57
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 19th, 2025

**Community Information**

Address	1146 Lockhart Mountain Road
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Coldbrook
County	Kings
Province	NS
Postal Code	B4R 1C1

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Double, Wired, Paved

# of Garages	2
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### **Interior**

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Cooktop, Oven, Dishwasher, Dryer, Washer, Refrigerator, Water Softener
Heating	Ductless, In Floor, Radiant
Cooling	Ductless
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Finished, Walk-Out Access

### **Exterior**

Lot Description	3 to 9.99 Acres, Partially Cleared, Partial Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Coldbrook And District School
Middle	Coldbrook And District School
High	Central Kings Rural High School

### **Additional Information**

Zoning	A1
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### **Listing Details**

Listing Office	Keller Williams Select Realty (Kentville)
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