

\$825,000 - 356 Davison Street, Forest Hill

MLS® #202427982

\$825,000

4 Bedroom, 2.50 Bathroom, 2,457 sqft

Residential on 52.38 Acres

V2, Forest Hill, NS

Experience true peace and tranquility minutes from historic Wolfville. This 4.3-acre parcel with home, gardens and 40' Ã— 34' wired garage is available on its own. Lots 2, 3 &/or R (see pics for lot map) can be negotiated. This 4 bed, 3 bath home nestled in Nova Scotia's wine country has future income potential in a variety of formats. From short term rental (STR) possibilities to hosting weddings to operating a year round yoga retreat (ask for existing business plan), this property offers it all. Step into the trees to find well cared for trails that connect to the Anima Mundi Trail Network (managed by the Annapolis Valley Mountain Bike Assn) giving you year round outdoor recreation opportunities, including multiple X-country ski & snowshoe loops. Imagine living here and working from home. This property offers tremendous privacy and is sheltered from street lights making the stars in the sky that much brighter. Across Davison Street is a 650 acre Nature Preserve (NS Nature Trust/Town of Wolfville) with trails, a lake and no possibility of development. And the ample road frontage allows for further subdivision so that converting the garage into a home for your in-laws is a possibility. Moving inside the home you are greeted by quality craftsmanship paired with elegant high end finishes. From the slate and hardwood floors to the grand kitchen with quartz and stainless steel countertops, this home just screams cozy comfort and peaceful relaxation. Of special note are the brand new primary



ensuite with new walk-in shower and soaker tub (check the new tiles) and approx. 1300 square feet of deck space and covered porch that extend the living space back outside. The main level features the living room with floor to ceiling fireplace, an open concept kitchen and dining space, den/office and powder room. The upper level is home to the primary bedroom and ensuite, 2 bedrooms and full bath. The large basement is great for storage.

Built in 2001

Essential Information

MLS® #	202427982
Price	\$825,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,457
Acres	52.38
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 1st, 2025

Community Information

Address	356 Davison Street
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Forest Hill
County	Kings
Province	NS
Postal Code	B4P 2R3

Amenities

Utilities	Propane, Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Gravel

Interior

Interior Features	Ensuite Bath, High Speed Internet
Heating	Baseboard, Fireplace(s), Hot Water, In Floor
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres
Roof	Metal
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Gaspereau Valley Elementary School
High	Horton High School

Additional Information

Zoning	A2
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Listing Details

Listing Office	EXP Realty of Canada Inc.
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