

# \$314,900 - 45 Vendora Drive, Nictaux

MLS® #202501115

## \$314,900

3 Bedroom, 1.50 Bathroom, 1,092 sqft  
Residential on 0.68 Acres

V3, Nictaux, NS

New construction 3 bedroom 1.5 bathroom slab on grade bungalow located in a quiet, country subdivision in Nictaux. Enjoy one level living plus no water/sewer bill thanks to a drilled well and septic system, low heating/cooling costs (ductless heat pump, R24 insulated walls, R50 insulated attic), no maintenance. Stainless steel fridge, stove & dishwasher included plus a 10'x12' storage shed. The lot is 0.68 acres and fully surveyed. Building plans, lot survey, septic system design & well log documentation available on request. The home is covered by a LUX new home warranty.



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202501115               |
| Price          | \$314,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 1.50                    |
| Full Baths     | 1                       |
| Half Baths     | 1                       |
| Square Footage | 1,092                   |
| Acres          | 0.68                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | March 13th, 2025        |

## Community Information

|              |                  |
|--------------|------------------|
| Address      | 45 Vendora Drive |
| Area         | Annapolis Valley |
| District     | Annapolis County |
| Sub-District | V3               |
| City         | Nictaux          |
| County       | Annapolis        |
| Province     | NS               |
| Postal Code  | B0S 1P0          |

## Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Utilities | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking   | No Garage, Gravel                                                 |

## Interior

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | High Speed Internet             |
| Appliances        | Stove, Dishwasher, Refrigerator |
| Heating           | Baseboard, Ductless             |
| Basement          | None                            |

## Exterior

|                 |                                             |
|-----------------|---------------------------------------------|
| Lot Description | 0.5 to 0.99 Acres, Partially Cleared, Level |
| Roof            | Asphalt                                     |
| Construction    | Vinyl Siding                                |
| Foundation      | Slab                                        |

## School Information

|            |                                  |
|------------|----------------------------------|
| Elementary | Annapolis East Elementary School |
| Middle     | Middleton Regional High School   |
| High       | Middleton Regional High School   |

## Additional Information

|        |    |
|--------|----|
| Zoning | R2 |
|--------|----|

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Atlantic (Greenwood) |
|----------------|-----------------------------------|

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Listing information last updated on October 27th, 2025 at 5:02am ADT