

# \$220,000 - 14275 Highway 1, Wilmot

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MLS® #202501629

**\$220,000**

3 Bedroom, 2.00 Bathroom, 1,144 sqft

Residential on 1.01 Acres

V3, Wilmot, NS

Is 2025 the year you become a homeowner?! This great starter home would be the perfect spot for those just starting out! Offering the right amount of space for growing families, the interior features a main floor primary bedroom with two secondary bedrooms on the upper floor. A full bathroom on each level makes morning routines a breeze, and included appliances are one less expense you will need to think about when moving into your new home. Convenient front porch and back laundry room add to the functionality, and the full concrete basement is great for extra storage space and is where you will find the efficient Newmac wood furnace keeping the home toasty warm in winter months. The small den off the laundry room could be used as an office or nursery if needed. Heading back outside, buyers will be delighted with the detached garage/shop, a rare find at this price point! Measuring 21x29 with a concrete floor and wiring, this space is sure to be put to good use. The central location is only minutes to nearby Middleton, Kingston, or Greenwood, and is on a main priority road that is always plowed. You work hard, but when it's time to play, you have access to the extensive rail trail system for all your ATV, hiking, and biking enjoyment right across the street! Plenty of parking and yard space sitting on an acre lot. Don't let this opportunity pass you by! The road to home ownership starts here!

Built in 1940



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202501629               |
| Price          | \$220,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,144                   |
| Acres          | 1.01                    |
| Year Built     | 1940                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | April 30th, 2025        |

## Community Information

|              |                  |
|--------------|------------------|
| Address      | 14275 Highway 1  |
| Area         | Annapolis Valley |
| District     | Annapolis County |
| Sub-District | V3               |
| City         | Wilmot           |
| County       | Annapolis        |
| Province     | NS               |
| Postal Code  | B0P 1W0          |

## Amenities

|                |                                        |
|----------------|----------------------------------------|
| Utilities      | Electricity Connected, Phone Connected |
| Parking Spaces | 4                                      |
| Parking        | Detached, Double, Wired, Gravel        |
| # of Garages   | 2                                      |

## Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | High Speed Internet                |
| Appliances        | Stove, Dryer, Washer, Refrigerator |
| Heating           | Forced Air, Furnace                |
| # of Stories      | 1                                  |
| Stories           | One and One Half                   |
| Has Basement      | Yes                                |
| Basement          | Full, Unfinished, Walk-Out Access  |

## Exterior

|                 |                                                        |
|-----------------|--------------------------------------------------------|
| Lot Description | 1 to 2.99 Acres, Partially Cleared, Partial Landscaped |
| Roof            | Asphalt                                                |
| Construction    | Vinyl Siding                                           |
| Foundation      | Concrete Perimeter                                     |

**Additional Information**

|        |    |
|--------|----|
| Zoning | R5 |
|--------|----|

**Listing Details**

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

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