

\$599,900 - 301 Woodville Road, Greenhill

MLS® #202502739

\$599,900

4 Bedroom, 2.50 Bathroom, 2,238 sqft

Residential on 19.62 Acres

V1, Greenhill, NS

This charming 4-bedroom, 2.5-bath bungalow offers the perfect blend of modern comfort and country charm. Built in 2015 and lovingly maintained by its original owners, this home sits on a sprawling 19.62 acre lot—partially cleared and ready for your outdoor dreams. Step inside to an inviting open-concept living, dining, and kitchen area, ideal for entertaining. The primary bedroom is a true retreat, featuring a walk-in closet and a spacious ensuite with dual sinks. The main floor also includes a convenient laundry area, a large 5-piece bathroom, and two additional bedrooms—both with generous walk-in closets. The lower level is partially finished and full of potential with gyprock, paint, trim, flooring, and R20 blown-in ceiling insulation already in place. The ceiling is fully strapped and ready to be gyprocked. This level features a cozy family room, a fourth bedroom, a 2-piece bathroom, a large mudroom with closets, a massive storage room, and a secondary entry with patio doors. A spacious utility room offers flexibility as an office, playroom, or additional storage. With a few adjustments, this level could easily be transformed into an in-law suite. This home is powered by a brand-new solar package scaled at 110% of annual usage, ensuring sustainability and reduced energy costs. There's also a pellet stove, electric baseboards, and a ductless heat pump to keep you comfortable year-round. Located just 45 minutes from Dartmouth Crossing and 20



minutes from Ski Martock. With excellent neighbours and low county taxes, this is a rare opportunity to own a peaceful retreat with modern amenities.

Built in 2015

Essential Information

MLS® #	202502739
Price	\$599,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,238
Acres	19.62
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 30th, 2025

Community Information

Address	301 Woodville Road
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Greenhill
County	Hants
Province	NS
Postal Code	B0N 2A0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Wired, Gravel, Parking Spaces(s)
# of Garages	2

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer - Electric, Washer, Range Hood, Refrigerator
Heating	Baseboard, Ductless, Stove
Cooling	Ductless
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Exterior Features	Balcony
Lot Description	10 to 49.99 Acres, Cleared, Landscaped, Level, Rolling Slope, Wooded
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Brooklyn District Elementary School
Middle	West Hants Middle School
High	Avon View High School

Additional Information

Zoning	Res
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Listing Details

Listing Office	Royal LePage Atlantic - Valley(Windsor)
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