

# \$375,000 - 5 Chateau Court, Nictaux

MLS® #202506306

## \$375,000

3 Bedroom, 2.00 Bathroom, 2,018 sqft  
Residential on 0.23 Acres

V3, Nictaux, NS

Discover this delightful three-bedroom, two bathroom home in Nictaux, NS, just minutes from Middleton and a short drive to CFB Greenwood located on a quiet cul-de-sac. This beautifully maintained property offers the perfect blend of comfort, functionality, and style, making it an ideal choice for any household. The open-concept living area creates a welcoming space to cook, dine, and relax, with an electric fireplace adding warmth and ambiance. Step outside onto the tiered deck, where you can unwind or entertain by the above-ground pool. Thoughtful décor details throughout the home create a cozy yet modern feel. The lower level features a spacious family room with a pellet stove, an additional generous bedroom, a well-appointed laundry area, a full bathroom, and ample storage space. With full-size windows, the space feels bright and inviting. Outside, the detached garage and fully fenced backyard provide privacy and security, perfect for families or pet owners. Don't miss your chance to tour this wonderful home!



Built in 2011

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | 202506306 |
| Price     | \$375,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |

|                |                         |
|----------------|-------------------------|
| Full Baths     | 2                       |
| Square Footage | 2,018                   |
| Acres          | 0.23                    |
| Year Built     | 2011                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | July 2nd, 2025          |

### **Community Information**

|              |                  |
|--------------|------------------|
| Address      | 5 Chateau Court  |
| 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 Spaces | 4                                                                 |
| Parking        | Detached, Double, Wired, Gravel                                   |
| # of Garages   | 2                                                                 |
| Has Pool       | Yes                                                               |
| Pool           | Above Ground                                                      |

### **Interior**

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | High Speed Internet                                        |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator |
| Heating           | Baseboard, Fireplace(s), Stove                             |
| Fireplace         | Yes                                                        |
| Fireplaces        | Wood Burning Stove, Electric                               |
| Stories           | Split Entry                                                |
| Has Basement      | Yes                                                        |
| Basement          | Full, Finished                                             |

### **Exterior**

|                 |                                      |
|-----------------|--------------------------------------|
| Lot Description | Under 0.5 Acres, Cleared, Landscaped |
|-----------------|--------------------------------------|

|              |              |
|--------------|--------------|
| Roof         | Asphalt      |
| Construction | Vinyl Siding |
| Foundation   | Block        |

**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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