

# \$340,000 - 34 Oakridge Road, Church Point

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MLS® #202507063

**\$340,000**

2 Bedroom, 1.00 Bathroom, 1,080 sqft

Residential on 3.51 Acres

V4, Church Point, NS

Introducing a stunning, custom-built home designed with efficiency and sustainability at its core. This remarkable residence is easily heated through the colder months with a cozy wood stove and an energy-efficient heat pump and equally well-cooled in the summer. Large south-facing windows provide not only an abundance of natural light but also picturesque views overlooking the property's pond, where ducks glide across the water's surface. The property is complemented by two spacious outbuildings—perfect for storage, workshops, or creative spaces—as well as an impressive walk-in root cellar, ideal for those with a passion for homegrown produce and self-sufficiency. This property boasts an established small scale high bush blueberry farm that yields an impressive crop, presenting a fantastic opportunity for those interested in taking produce to market or starting a homemade jam business. Whether you're seeking the foundations for a hobby farm or a sustainable lifestyle, this home checks all the boxes. Tucked away just off the main road ensures privacy without sacrificing convenience; you're still close to local amenities and cultural attractions like the universities pool, ice rink, and fitness facilities, and the picturesque seashore. This property is a haven for those looking to live harmoniously with nature while enjoying modern comforts and conveniences.

Built in 2010



## Essential Information

MLS® #	202507063
Price	\$340,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,080
Acres	3.51
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 29th, 2025

## Community Information

Address	34 Oakridge Road
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Church Point
County	Digby
Province	NS
Postal Code	B0W 1M0

## Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Gravel
Waterfront	Stream/Pond

## Interior

Interior Features	Central Vacuum, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Basement	None

## Exterior

Lot Description	3 to 9.99 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Pillar/Post/Pier

### **Additional Information**

Zoning	RES
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### **Listing Details**

Listing Office	Royal LePage Atlantic (Greenwood)
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