

\$229,900 - 1360 Highway 1, East Kingston

MLS® #202507418

\$229,900

4 Bedroom, 1.00 Bathroom, 1,531 sqft

Residential on 1.62 Acres

V3, East Kingston, NS

Are you the type of person who lifts up the corners of old carpeting to see what treasures might lie underneath? Can you walk into a room and envision how it would look with your favourite paint colour? If so, this is the home for you! Sitting back off the road, this private home's unique layout begins in the kitchen. The main kitchen area has space for a stove and fridge, with two smaller rooms off of it. One room is set up as a pantry with shelving and built-ins. The second room is like a butler's pantry with the kitchen sink and more shelving. For many people, this room might be the perfect space to create a bathroom. The living room features a bay window and built-in cubbies. There's a small bedroom off the living room that presently is also home to a toilet. The new owner might choose to create an expansive bathroom out of this room. The main floor continues with a large bedroom (or second family room) and finally, a dream come true for any avid bird-watcher, plant lover, or sun worshipper, a sunroom that runs the entire width of the house and features a working hand-turned mechanical doorknob. The main foyer is one of the first areas the new owners will need to decide on a suitable paint colour, maybe one that highlights the wood banister. The second level opens up to a spacious foyer. A 3 piece bath, with floor to ceiling cupboards, and two bedrooms complete the home. The basement has a rock/stone foundation. The forced air oil furnace (new owners may decide to pursue available



grants), sandpoint and breaker panel. Outside has over 1.6 acres to explore. Mostly cleared, usable space with many mature shrubs and trees. A two story garage and large shed will appeal to any handyman/woman, mechanic, gardener, or animal lover. A family owned home since built, some upgrades have taken place over the years, although dates and information aren't available. These upgrades include the house roof shingles, septic system, 100 amp electric panel and a few newer windows.

Essential Information

MLS® #	202507418
Price	\$229,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,531
Acres	1.62
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 25th, 2025

Community Information

Address	1360 Highway 1
Area	Annapolis Valley
District	Kings County
Sub-District	V3
City	East Kingston
County	Kings
Province	NS
Postal Code	B0P 1R0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2

Parking	Detached, Double, Wired, Dirt
# of Garages	2

Interior

Interior Features	High Speed Internet
Appliances	Electric Range
Heating	Forced Air, Furnace
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Stone

Additional Information

Zoning	A2
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Listing Details

Listing Office	Exit Realty Town & Country
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