

\$460,000 - 100 Hamilton Road, Garland

MLS® #202507726

\$460,000

3 Bedroom, 2.00 Bathroom, 1,364 sqft

Residential on 5.00 Acres

V2, Garland, NS

100 Hamilton Road offers everything you could want in a comfortable, modern, energy-efficient home—combined with the charm of a hobby farm lifestyle. Built by the esteemed Bentley Built Homes, this property boasts an impressive EnerGuide rating of 86. The home features 12- to 14-inch walls and triple-pane windows, keeping energy bills lower than those of similar homes. A heat pump ensures year-round comfort, and Bell Fiber high-speed internet is available for all your connectivity needs. The current owners have begun developing a flower farm, with approximately 100 peonies and 500 lilies planted, alongside other perennials. Whether you choose to continue the flower farm or simply enjoy the beauty it brings, the potential is there. Additional features include a backup generator with a pony panel for quick power restoration during outages. The pasture has previously supported horses and cows and was used as a sunflower field last year. Outside, a detached garage adds convenience, and over 800 feet of road frontage opens the door for future development opportunities. Step out onto the patio to relax in the ready-to-go hot tub. The approximately 3-acre fenced area is ideal for livestock, featuring two gates and a water supply from the house. This property offers the perfect balance of peace, privacy, and potential just minutes from the local amenities of Berwick. A variety of garden tools are negotiable. For outdoor enthusiasts, the



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surrounding area offers endless ATV and snowmobile trails to explore. The new Generator and the Ride on Lawn Mower (with new bag), are included. Modern efficiency meets rural charm in this rare and inspiring property.

Built in 2018

Essential Information

MLS® #	202507726
Price	\$460,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,364
Acres	5.00
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 3rd, 2025

Community Information

Address	100 Hamilton Road
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Garland
County	Kings
Province	NS
Postal Code	B0P 1E0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Detached, Single, Double, Gravel
# of Garages	1

Interior

Interior Features	Ensuite Bath
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator, Water Purifier
Heating	Baseboard, Ductless
Cooling	Ductless
# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Slab

School Information

Elementary	Berwick And District School
Middle	Berwick And District School
High	Central Kings Rural High School

Additional Information

Zoning	A2
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Listing Details

Listing Office	Exit Realty Town & Country
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