

\$699,900 - 1176 White Rock Road, White Rock

MLS® #202511184

\$699,900

3 Bedroom, 1.50 Bathroom, 2,479 sqft

Residential on 9.70 Acres

V2, White Rock, NS

1176 White Rock Rd is a cozy 3 bedroom 1.5 bath home that is centrally located within 10 minutes of Kentville, New Minas, wolfville and all your amenities needs including some of the Annapolis Valley's best fine dining and wine tasting establishments such as Luckett Vinyards. Perched on a 9.7 acre park-like setting, the property offers soul-soothing tranquility with the home being tucked under centuries old Oak and Hemlock Trees and backs onto (and overlooking) the Gaspereau River and White Rock hiking trails for at-your-doorstep hiking and fishing. With approx 1 acre of cleared field, this property would be ideal for a Hobby Farm for horse lovers or those who dream of being self sufficient with their own vegetable gardens or possibly subdivide the land for building lots (almost 700 ft road frontage). Inside the home, you will note the rich character that is often lost in recent times, from the warm tones of the natural wood trim and hardwood floors to the crackle of the fire in the wood stove. This home features tons of natural light and recent skylight additions upstairs and 3 heat pumps for efficient heating and air conditioning. The basement offers a wonderful family room area with wood stove, den, large laundry room and grade level walkout to the back yard. The expansive deck seamlessly extends the living space outside to gaze upon the beautiful property, enjoy a BBQ or just listen to wind through the tress and the songs of chickadees and robins. Both the home and



garage were recently adorned with a new copper colour metal clad roof with lifetime warranty. The grounds are complete with a wired 10x17 woodshed and the two level garage is 40x22 with its own electrical service, recently installed heat pump and has double doors below and single up. Seller is willing to negotiate (separately) almost new John Deer tractor and mower.

Built in 1980

Essential Information

MLS® #	202511184
Price	\$699,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,479
Acres	9.70
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
Date Sold	July 17th, 2025

Community Information

Address	1176 White Rock Road
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	White Rock
County	Kings
Province	NS
Postal Code	B4P 2R2

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Detached, Double, Heated Garage, Wired, Circular Driveway
# of Garages	2

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless, Stove
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Partial Landscaped
Roof	Metal
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Gaspereau Valley Elementary School
Middle	Wolfville School
High	Horton High School

Additional Information

Zoning	A2
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Listing Details

Listing Office	Keller Williams Select Realty
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