

\$308,000 - 1246 Falmouth Back Road, Lot 200, Falmouth

MLS® #202512481

\$308,000

1 Bedroom, 1.00 Bathroom, 576 sqft

Residential on 2.01 Acres

V1, Falmouth, NS

This brand new 1 bedroom home may be perfect for you. It's ideally located in Falmouth within 5 minutes to Windsor, 40 minutes to HRM and 20 minutes to Wolfville. The 2 acre surveyed property offers long views, gardening opportunities and amazing sunsets. Built to a very high standard including spray foam insulation, 200 amp electrical with electric heat, heat pump, great systems, board & batten vinyl siding, North Air windows, metal roof and all new appliances. It offers 576 sq ft of living space with 2 levels plus a loft. Cozy, energy efficient and all brand new. Includes a new shed for storage and a portable shelter. Seller had the home custom built for her needs, then due to personal reasons, moved to the South Shore to be closer to work.



Essential Information

MLS® #	202512481
Price	\$308,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	576
Acres	2.01
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 30th, 2025

Community Information

Address	1246 Falmouth Back Road, Lot 200
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Falmouth
County	Hants
Province	NS
Postal Code	B0P 1P0

Amenities

Utilities	Electric
Parking	No Garage, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator
Heating	Baseboard, Ductless
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Sloping/Terraced
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Falmouth District School
Middle	West Hants Middle School
High	Avon View High School

Additional Information

Zoning	res
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Listing Details

Listing Office	MBA Country Real Estate Brokers
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