

# \$1,140,000 - 7336 Highway 1, Ardoise

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MLS® #202513997

**\$1,140,000**

3 Bedroom, 2.50 Bathroom, 2,036 sqft

Residential on 40.00 Acres

V1, Ardoise, NS

Luxury Custom Bungalow on 40 Acres with Private Lake, Pool & Exceptional Amenities

Welcome to this extraordinary custom bungalow, perfectly positioned on a serene 40-acre estate featuring a private, rainbow trout-stocked lake, a 1.1 km walking trail, and an abundance of high-end features for a truly elevated lifestyle. Built on a slab for efficiency and comfort, this home boasts bright, open-concept living, with a spacious living room that flows into a beautifully finished kitchen. Step directly onto the expansive outdoor living area, designed to showcase breathtaking views of your private landscape. With 3 bedrooms, 2.5 bathrooms, and an incredible primary suite, the home offers comfort, privacy, and luxurious finishes throughout. Designed for both relaxation and self-sufficiency, the property includes: Heated swimming pool (with heat pump), Solar panels, Back-up generator/auto transfer and RV Plugs, 16 Channel / DVR analog cameras motion triggered security cameras, 400 amp power service, Driveway lighting and underground wiring from road to house, Specially designed indoor/outdoor dog kennels and runs, Fruit trees and raised garden beds for your own farm-to-table lifestyle. The 3-car garage provides ample space for vehicles, tools, and recreational gear, while the stocked lake offers year-round enjoyment for fishing and wildlife watching. This is more than a home—it's a rare opportunity to live in harmony with nature, with all the modern



conveniences at your fingertips. (in addition to the square footage listed, the garage is 897 sf, mudroom / kennel is 315 sf and storage is 134 sf total additional is 1346 square footage)

Built in 2013

**Essential Information**

MLS® #	202513997
Price	\$1,140,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,036
Acres	40.00
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	October 1st, 2025

**Community Information**

Address	7336 Highway 1
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Ardoise
County	Hants
Province	NS
Postal Code	B0N 1L0

**Amenities**

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Triple, Heated Garage, Wired
# of Garages	3
Is Waterfront	Yes

Waterfront	Lake
Has Pool	Yes
Pool	Above Ground

### **Interior**

Interior Features	Central Vacuum, High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator
Heating	Ductless, In Floor, Radiant
Cooling	Ductless
# of Stories	1
Stories	One
Basement	None

### **Exterior**

Lot Description	10 to 49.99 Acres, Partially Cleared, Partial Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Slab

### **Additional Information**

Days on Market	101
Zoning	n/a

### **Listing Details**

Listing Office	RE/MAX Nova
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