

# \$725,000 - 72 Anderson Boulevard, Kentville

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MLS® #202515925

**\$725,000**

3 Bedroom, 3.00 Bathroom, 2,609 sqft

Single Family on 0.38 Acres

Kentville, Kentville, Nova Scotia

This picture-perfect home is as beautiful inside as it is out. Thoughtfully designed and impeccably cared for, no detail has been overlooked - from the upgraded pool system to the lush, professionally landscaped grounds with added irrigation system. Step onto the charming front verandah and feel instantly at ease. Out back, the private, resort-style yard is an entertainers dream - featuring a full-length deck, stunning in-ground pool, firepit and dining area area, plus vibrant gardens.

Whether youre hosting friends or enjoying quiet family time, this backyard is your own private oasis. Inside, large windows fill the home with natural light, especially along the back of the house where sunlight enhances the welcoming interiors. The kitchen is a true delight with updated appliances, Dekton counters, a central island, and generous cabinetry. A convenient main-level laundry and half bath add to the homes functional layout. The gracious foyer leads to a cozy den/home office and a charming formal dining room - perfect for intimate dinners and holiday gatherings. Upstairs, youll find three spacious bedrooms, including a serene primary suite with a walk-in closet and full ensuite. Each bedroom features a window seat, adding character and charm throughout. The lower level expands your living space with a large family room, a flexible office/workout area, abundant storage, and the potential for a fourth bedroom. Additional features include a new roof, irrigation system, and numerous



thoughtful upgrades that enhance both comfort and efficiency. Ideally located in Bonavista Estates with walking and biking trails, easy access to recreation, shopping, and just minutes from the highway - this is a place you'll be proud to call home. Truly a vacation lifestyle, every day. (id:6289)

Built in 2004

**Essential Information**

Listing #	202515925
Price	\$725,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,609
Acres	0.38
Year Built	2004
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	72 Anderson Boulevard
Subdivision	Kentville
City	Kentville
Province	Nova Scotia
Postal Code	B4N5H2

**Amenities**

Amenities	Playground, Shopping, Place
Features	Treed, Level
Parking	Attached Garage, Garage, Parking Space(s), Paved Yard
# of Garages	2
Has Pool	Yes
Pool	Inground pool

**Interior**

Appliances	Central Vacuum, Dishwasher, Dryer - Electric, Washer, Refrigerator,
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	Gas stove(s)
Cooling	Heat Pump
# of Stories	2

## Exterior

Exterior	Vinyl
Exterior Features	Landscaped
Foundation	Poured Concrete

## Listing Details

Listing Office	Exit Realty Town & Country
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