

\$995,000 - 12809 1 Highway, Avonport

MLS® #202520075

\$995,000

3 Bedroom, 2.00 Bathroom, 2,315 sqft

Single Family on 3.94 Acres

Avonport, Avonport, Nova Scotia

A Rare Hilltop Masterpiece with Breathtaking Ocean Views! Perched high above the Minas Basin with panoramic views of Blomidon and beyond, this one-of-a-kind 3+ acre estate offers a front-row seat to nature's most spectacular performances: golden sunrises, fiery sunsets, moonlit winter nights, fishing boats returning to harbour, and even the northern lights. Eagles soar overhead, songbirds fill the air, and the peace here is truly unmatched. Crafted for beauty and longevity, the solid brick exterior and striking stone-and-wood interior are virtually maintenance-free: no drywall, just timeless natural finishes. Inside, expansive living spaces are filled with light from towering windows, while two wood stoves, a ducted heat pump, and a propane furnace ensure year-round comfort. Custom details abound, from hand-carved wood accents to a unique pantry and solid oak interior doors weighing 200 lbs. each. Recent updates include refinished main floors (2024/25), luxury vinyl plank in the lower level, and porcelain tile in the kitchen, entry, and bath. The kitchen features porcelain tile countertops and backsplash, paired with a reverse osmosis water system. Outdoors, two expansive decks, including one with an outdoor kitchen, invite you to relax and take in the endless views. Practical features include three independent wells (2 drilled, 1 dug), a walk-in root cellar, wired sound system and a hickory shed with lifetime warranty. The 12" to 18" thick exterior



walls keep the home well insulated, quiet and efficient. Located just minutes from Hantsport, Windsor, Wolfville, and Annapolis Valley wineries and farm markets, this private sanctuary offers the perfect blend of seclusion and convenience. This is more than a home its a lifestyle, a retreat, and a vantage point over some of Nova Scotias most captivating scenery. Plan your viewing today! (id:6289)

Built in 1985

Essential Information

Listing #	202520075
Price	\$995,000
Bedrooms	3
Bathrooms	2.00
Square Footage	2,315
Acres	3.94
Year Built	1985
Type	Single Family
Sub-Type	Freehold

Community Information

Address	12809 1 Highway
Subdivision	Avonport
City	Avonport
Province	Nova Scotia
Postal Code	B0P1P0

Amenities

Amenities	Playground
Features	Sloping, Level
Parking	Gravel
View	Ocean view, View of water

Interior

Appliances	Cooktop - Electric, Oven - Electric, Dryer - Electric, Washer, Microwave, Refrigerator
Cooling	Central air conditioning, Heat Pump

# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Brick
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage Atlantic (New Minas)
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