

\$599,000 - 3135 Greenfield Road, Gaspereau

MLS® #202523566

\$599,000

2 Bedroom, 3.00 Bathroom, 2,006 sqft

Single Family on 0.89 Acres

Gaspereau, Gaspereau, Nova Scotia

There are so many reasons why people want to live in the Gaspereau Valley, and this gorgeous property with free electricity could be your golden ticket. With over 60 varieties of trees, plants, flowers, and shrubs you will immediately feel the calmness and serenity of the immaculate grounds. With the south facing slope you will also experience the beautiful views of the Gaspereau Valley and soak up the sun while it pays for your electricity! The location is second to none, walking distance to a winery, convenience store, and Gaspereau elementary in one direction while a short walk in the other direction takes you to Wolfville and all the amenities it has to offer. The location also delivers significant tax savings with zero deed transfer tax and a low county tax rate. With the large detached garage and guest suite this property offers endless possibilities, a workshop, studio space, multigenerational living, rental income, and the list goes on. The 2-level garage was newly constructed in 2018 and the main house was completely renovated over the last 18 years. With a low bedroom count the house was not designed with a large family in mind. The main house offers a spacious primary bedroom plus a tower bedroom/office/or studio space with incredible panoramic views of the Gaspereau Valley, buyer to verify egress. The garage provides added living space on the second level, complete with a 3 pc bath and woodstove, and rough in for a kitchenette. The house features a spa like bathroom with in floor heat, a



beautiful soaker tub, walk in shower, and a double vanity. There is also a propane stove in the living room, triple glazed passive solar windows on the front of the house, natural wood mouldings and doors throughout, a metal roof, heated storage space in the garage, and so much more. You're going to want to see this one before it's gone! (id:6289)

Built in 1954

Essential Information

Listing #	202523566
Price	\$599,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	2,006
Acres	0.89
Year Built	1954
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3135 Greenfield Road
Subdivision	Gaspereau
City	Gaspereau
Province	Nova Scotia
Postal Code	B4P0L1

Amenities

Amenities	Playground, Public Transit, Shopping, Place of Worship
Features	Sloping
Parking	Detached Garage, Garage, Gravel, Paved Yard
# of Garages	2

Interior

Appliances	Gas stove(s), Dishwasher, Dryer, Washer, Microwave, Refrigerator
Cooling	Wall unit, Heat Pump

of Stories 2

Exterior

Exterior Wood shingles
Exterior Features Landscaped
Foundation Concrete Block, Poured Concrete, Stone

Listing Details

Listing Office Exit Realty Town & Country



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