# \$574,900 - 13691 Highway 1, Hants Border

MLS® #202525273

## \$574,900

3 Bedroom, 3.00 Bathroom, 1,694 sqft Single Family on 0.39 Acres

Hants Border, Hants Border, Nova Scotia

Just one year old and built with exceptional craftsmanship! This stunning 3 bedroom, 3 full bath split-entry home is situated on spacious 0.39 acre lot. The welcoming fover leads up to a bright and inviting open-concept living space featuring a living room with a stylish tray ceiling. The chef-inspired kitchen is a showstopper with its large centre island, walk-in pantry, and adjoining dining area that flows seamlessly onto the back deck. Outside, youll love the beautifully landscaped backyard complete with a gazebo, fire pit, shed, and plenty of room for kids and pets to enjoy. The main level also includes a primary suite with a walk-in closet and an elegant ensuite boasting a soaker tub and separate shower, as well as a second bedroom and full bath. The lower level expands your living space with a cozy family room, third bedroom, 3 piece bath with laundry, and convenient access to the heated, wired double garage. Ideally located just minutes to Hantsport and Highway 101, youll enjoy quick commutes to Wolfville, New Minas, Windsor, or even HRM. Nearby, explore local wineries, restaurants, parks, and trails, all while coming home to a property that feels like your own private retreat. (id:6289)







Built in 2024

### **Essential Information**

Listing # 202525273 Price \$574,900 Bedrooms 3

Bathrooms 3.00

Square Footage 1,694

Acres 0.39

Year Built 2024

Type Single Family

Sub-Type Freehold

# **Community Information**

Address 13691 Highway 1

Subdivision Hants Border

City Hants Border

Province Nova Scotia

Postal Code B0P1P0

## **Amenities**

Features Level, Gazebo

Parking Garage, Gravel

# of Garages 1

#### Interior

Appliances Stove, Dishwasher, Refrigerator

Cooling Heat Pump

# of Stories 1

Has Basement Yes

Basement Walk out

#### **Exterior**

Exterior Vinyl

Exterior Features Landscaped

Foundation Poured Concrete

## **Listing Details**

Listing Office Royal LePage Atlantic - Valley(Windsor)





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