

# \$310,000 - 8770 Highway 201, Nictaux

MLS® #202513879

**\$310,000**

3 Bedroom, 1.00 Bathroom, 1,155 sqft

Single Family on 0.88 Acres

Nictaux, Nictaux, Nova Scotia

Cute as a button! Neat as a pin! These are all buzz words that would best describe this homey well-maintained home! Curb appeal galore with a variety of plants, shrubs, and trees including a red maple, and eye-catching flowering crab apple. The newer back deck and stamped concrete patio are a nice touch, along with a paved driveway and detached garage with updated roofing, siding, and doors. Enter into a practical mudroom with a storage/coat closet and included washer & dryer. The eat in country kitchen is the heart of the home! Plenty of cabinet space, large pantry, included fridge, stove, and dishwasher, and a sunny dining nook with patio doors leading to the deck! Each of the three upper-level bedrooms have their own personality and lots of natural light. The main floor den/office gives you a dedicated work space, or could be used as a small fourth bedroom if needed. An acrylic shower is both easy on the eyes, and easy to clean in the 3pc bath! The living room is where you will find the quality Mitsubishi heat pump with remaining transferable warranty, keeping this home comfortable without shocking utility bills. Heading back outdoors, the 8x12 baby barn gives you plenty of extra storage space. Sitting on a large corner lot, but with an easy to manage lawn as majority of the back is treed adding to your privacy. Municipal sewer, a drilled well, and lower property taxes compared to living in a village or town is another added plus! Access to public transit



roadside and only 5 minutes to Middleton and 12 minutes to Greenwood, on a road that is plowed regularly in the winter time! (id:6289)

Built in 1955

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | 202513879     |
| Price          | \$310,000     |
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Square Footage | 1,155         |
| Acres          | 0.88          |
| Year Built     | 1955          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 8770 Highway 201 |
| Subdivision | Nictaux          |
| City        | Nictaux          |
| Province    | Nova Scotia      |
| Postal Code | B0S1P0           |

**Amenities**

|              |                                                                 |
|--------------|-----------------------------------------------------------------|
| Amenities    | Golf Course, Park, Playground, Public Transit, Place of Worship |
| Features     | Treed, Level                                                    |
| Parking      | Detached Garage, Garage, Paved Yard                             |
| # of Garages | 2                                                               |

**Interior**

|              |                                               |
|--------------|-----------------------------------------------|
| Appliances   | Stove, Dryer, Washer, Microwave, Refrigerator |
| Cooling      | Heat Pump                                     |
| # of Stories | 2                                             |

**Exterior**

|                   |            |
|-------------------|------------|
| Exterior          | Vinyl      |
| Exterior Features | Landscaped |
| Foundation        | Stone      |

## Listing Details

Listing Office      Royal LePage Atlantic (Greenwood)



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