

\$324,500 - 6953 Highway 340, Weaver Settlement

MLS® #202521745

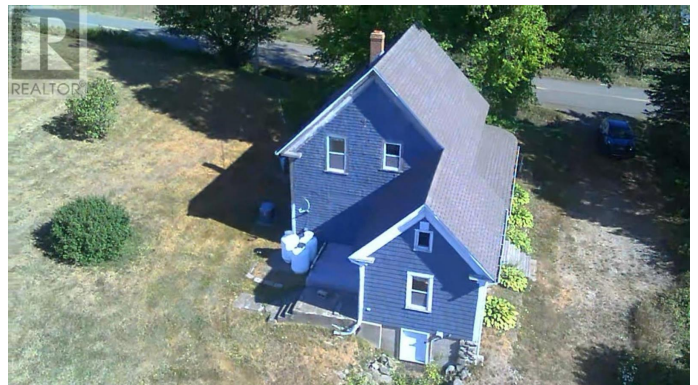
\$324,500

2 Bedroom, 2.00 Bathroom, 1,276 sqft

Single Family on 44.71 Acres

Weaver Settlement, Weaver Settlement, Nova Scotia

Built in 1907, this beautifully maintained century home combines timeless character with modern comfort, set on more than 44 acres that borders Griffiths Lake. A classic wraparound verandah offers the perfect spot for morning coffee, while a rear deck invites you to enjoy summer BBQs and evening sunsets. Inside, the main floor features a bright eat-in kitchen that flows into a formal dining room and a living room highlighted by a bay window. A convenient laundry area with adjoining half bath completes the main level. The original staircase, accented by a stained-glass window and distinctive newel post, leads to two spacious bedrooms, a large full bath, and a walk-up attic with bonus storage. Extensive energy upgrades completed in 2012 earned the home an Energuide rating of 73 on par with modern construction. Updates include Low-E Argon windows, added attic insulation, and a spray-foamed basement. Comfort is assured year-round with a 2.5-ton York ducted heat pump and a new (2024) 98% efficient York propane furnace. Additional features include whole-house surge protection, hot water timer, 100-amp service with generator hookup, and both interior and walkout basement access. The roof was resingled in 2022, ensuring low-maintenance living. Original wood flooring and moldings enhance the home's warm and welcoming feel, while thoughtful upgrades make it efficient and



move-in ready. This is a rare opportunity to enjoy century home charm with modern convenience in a peaceful, private setting.
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Built in 1907

Essential Information

Listing #	202521745
Price	\$324,500
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Square Footage	1,276
Acres	44.71
Year Built	1907
Type	Single Family
Sub-Type	Freehold

Community Information

Address	6953 Highway 340
Subdivision	Weaver Settlement
City	Weaver Settlement
Province	Nova Scotia
Postal Code	B0W3T0

Amenities

Features	Treed, Sloping
Parking	Gravel, Parking Space(s)

Interior

Appliances	Range - Electric, Dryer - Electric, Washer, Refrigerator
Cooling	Central air conditioning, Heat Pump
# of Stories	2

Exterior

Exterior	Wood shingles, Wood siding
Exterior Features	Partially landscaped
Foundation	Stone

Listing Details

Listing Office

Exit Realty Town & Country



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