

\$995,000 - 53 King Street, Hortonville

MLS® #202526358

\$995,000

6 Bedroom, 4.00 Bathroom, 4,759 sqft

Single Family on 1.36 Acres

Hortonville, Hortonville, Nova Scotia

This exceptional property in sought-after Hortonville just minutes from your Wolfville community and an easy 30-minute commute to HRM offers a rare combination of timeless charm, modern upgrades, and outstanding versatility. The original farmhouse was fully renovated including a thoughtfully designed two-storey addition. Crafted to accommodate independent but ageing parents, the addition creates incredible flexibility. There are 6 total bedrooms across what could be 3 distinct living spaces plus a detached garage including a 4th living space that further enhances the income or guest accommodation potential. Live in the main home while benefiting from up to three additional rental units, facilitate your ageing parents or mature children starting a family, or explore the existing zoning that makes this an ideal bed & breakfast opportunity. You'll find character, space, and privacy in this property however you design to use it. With Wolfville schools and amenities yours, Hortonville is an ideal location for moving to the Annapolis Valley. Walk to local wineries, brewpubs, and caf  s in one of the Valley's most desirable communities. You are immersed in the beauty and community of the Valley while also achieving the easiest 30-minute commute to HRM. See realtors virtual tour that more clearly shows the original character home plus self-contained addition and fully developed lower levels resulting in multiple homes in one. The property also includes lots of green space, a



greenhouse/coop, small barn, vegetable garden, pool and landscaping that make enjoying this home outdoors just as special. This is more than a home its an idyllic slice of the Annapolis Valley, ready to welcome you. (id:6289)

Built in 1895

Essential Information

Listing #	202526358
Price	\$995,000
Bedrooms	6
Bathrooms	4.00
Half Baths	1
Square Footage	4,759
Acres	1.36
Year Built	1895
Type	Single Family
Sub-Type	Freehold

Community Information

Address	53 King Street
Subdivision	Hortonville
City	Hortonville
Province	Nova Scotia
Postal Code	B4P2R3

Amenities

Features	Balcony
Parking	Detached Garage, Garage, Gravel
# of Garages	2
View	Ocean view, View of water
Has Pool	Yes
Pool	Above ground pool

Interior

Appliances	Oven - Propane, Stove, Dishwasher, Dryer, Washer, Microwave Range Hood Combo, Refrigerator, Water purifier
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Exterior

Exterior Wood shingles, Vinyl
Foundation Poured Concrete, Concrete Slab

Listing Details

Listing Office Royal LePage Atlantic



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