



847 Rocknotch Road Greenwood Nova Scotia

\$347,000

Welcome to 847 Rocknotch Road; located on a spacious 0.8 acre lot adorned with mature trees and a sprawling circular driveway. This home offers a serene and private setting, the perfect front yard to sip your morning coffee while watching the plentiful deer frolic in the farmers field across the street. This is a three-level split home with a functional floorplan; upstairs you will find two good sized bedrooms and a 4pc bathroom, the main level consists of the kitchen, living room and dining room and the lower level has an oversized family room, the laundry room, a cold room for food storage and an approximately 300 sqft crawl space storage area. There is also an exterior door downstairs for easy outdoor access. Currently a two bedroom home, this was once a three bedroom home and the sellers are willing to convert the primary bedroom back to two bedrooms at their own expense & responsibility! The garage, currently utilized as a workshop, can also be converted back to its original use, providing additional parking and storage space. Conveniently located just 800 meters (11 minute walk) from the shopping center where you will find Walmart, Giant Tiger, an indoor playground, fabric store, restaurants and dozens of other amenities. Military members will love the convenience of having CFB Greenwood only 2.7km away. The property features a sandpoint well and septic system ensuring self sufficiency in water and waste management. Sellers disclose to have only had two power outages in their many years at the property, indicating a reliable power network. With R3 Zoning for multiple residential units, this property presents a versatile opportunity for various living arrangements or investment purposes. (id:6769)

Bath (# pieces 1-6) 4 PCS 10.4X6.6

Primary Bedroom 20X10.5

Bedroom 13.8X10.4

Family room 22X15.4

Laundry / Bath 6X6

Kitchen 12.8X10.3

Dining room 10X11.2

Living room 19X12.45

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Listing Presented By:



Originally Listed by:
EXP Realty of Canada Inc.(Kentville)

<https://novascotiarealtygroup.com/>



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LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca