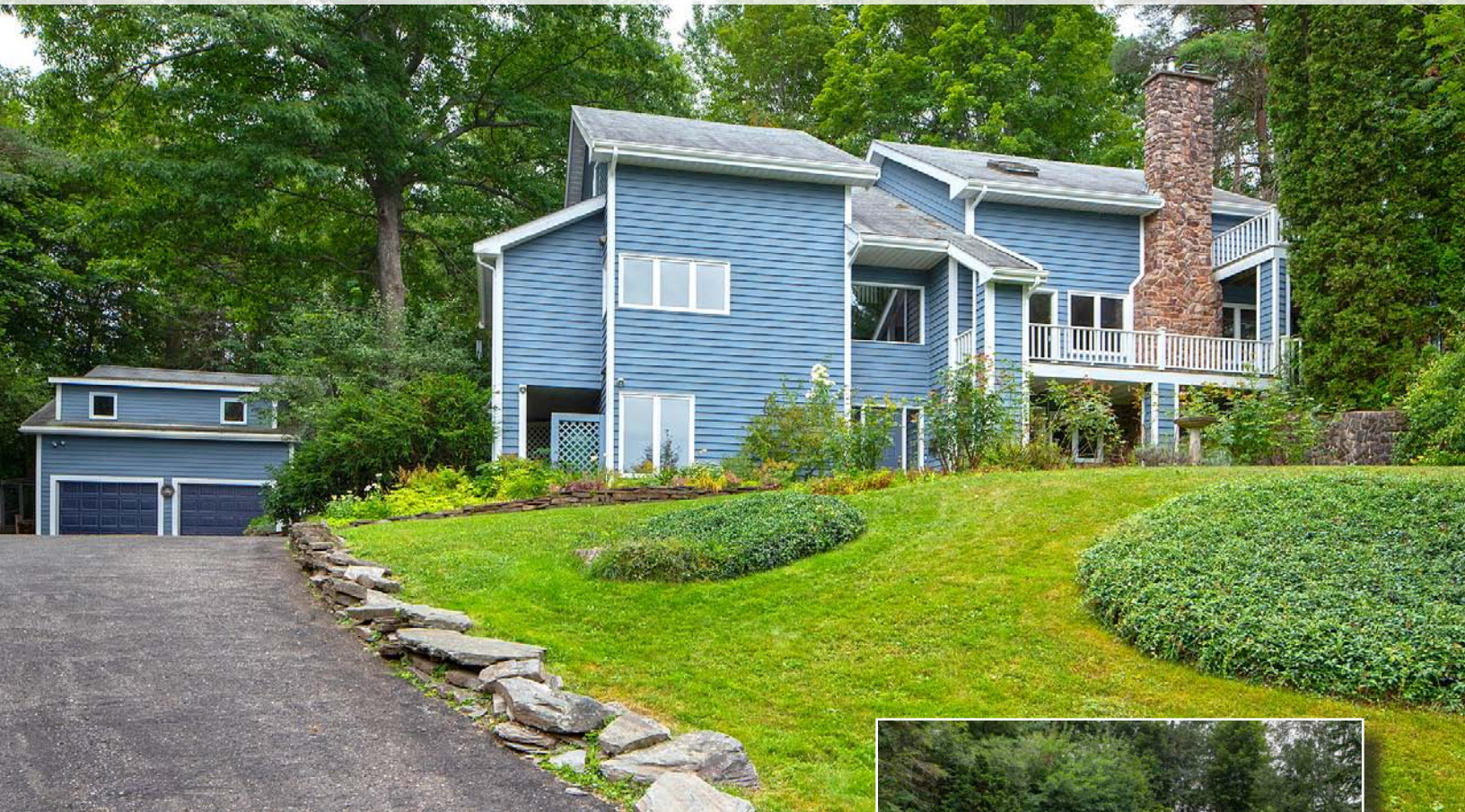


**34 Little Brook Lane,
Wolfville, NS B4P 1X5
MLS®201918400**



5 BEDROOMS, 3 FULL 1 HALF BATHS

Situated in the cosmopolitan and charming **Town of Wolfville** - blended in the heart of wine country, and along the shores of the Minas Basin - home to the world's highest tides. This quintessential Nova Scotian property is nestled on 2+ acres in a park like estate setting.



Ian Smith
902.452.1639

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902.225.2016



At first glance it is easy to see the clever and thoughtful landscaping design. Beginning with the circular drive and use of rock, providing a natural, textural element, as well as, a durable, low-maintenance, organic option, for that a one of a kind look. The perfectly groomed mature shrubs, trees and grounds are sure to please.

Don't forget the double detached garage for your vehicles, seasonal items and the separate loft area that the children of the family with surely enjoy!





Park your car and make your way to the front door via the landscaped and stone walk-way, or up the back steps to the main level mud room.

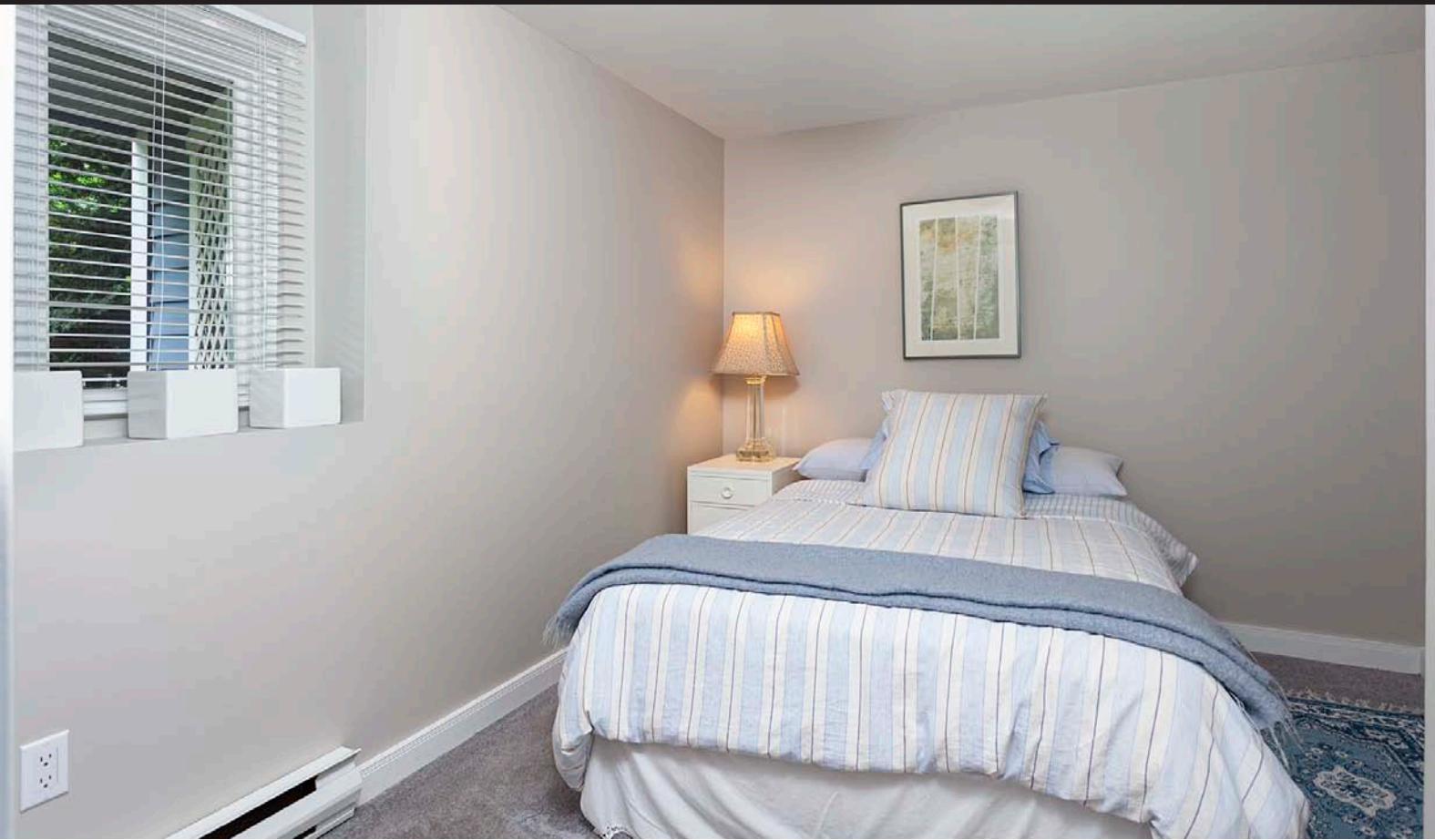
Guests or family using the loft above the garage have their own private walkway to the back deck area and grounds.





Entering on the lower level you are greeted with an expansive foyer, hardwood floor, a double closet for organization and french doors opening to a wonderful flex space; limited only by your imagination.





Included there is a large bedroom, kitchenette and 4 pc bath. This is the perfect setup for extended family or guests from away. Sparkling clean, well lit and cozy, this is sure to be a lovely retreat.





Also, on the lower level the family room is sure to please featuring a cozy propane fireplace with a feature stone wall. Curl up and enjoy family games night or enjoy some quiet morning exercise. Patio doors provide access to your private grounds, a welcome oasis any time of day.

De-stress and unwind easier at home. - There are few things more relaxing than sitting in the balmy ambiance of a sauna, sure to be a hit with the family, this is definitely a hot home trend.





Making your way to the main level, the designer kitchen is sure to be a favorite gathering spot for family and guests. Offering plenty of counter space ensuring the chef of the family is always part of the conversation.

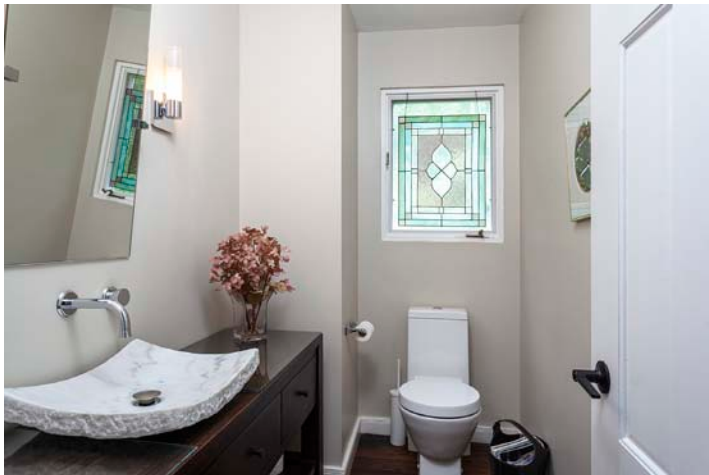
The open concept design makes serving the dining room a breeze and is perfect for entertaining and large family gatherings.



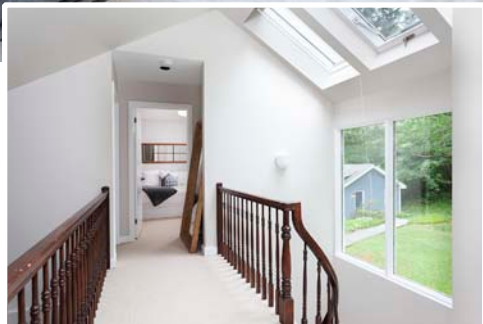
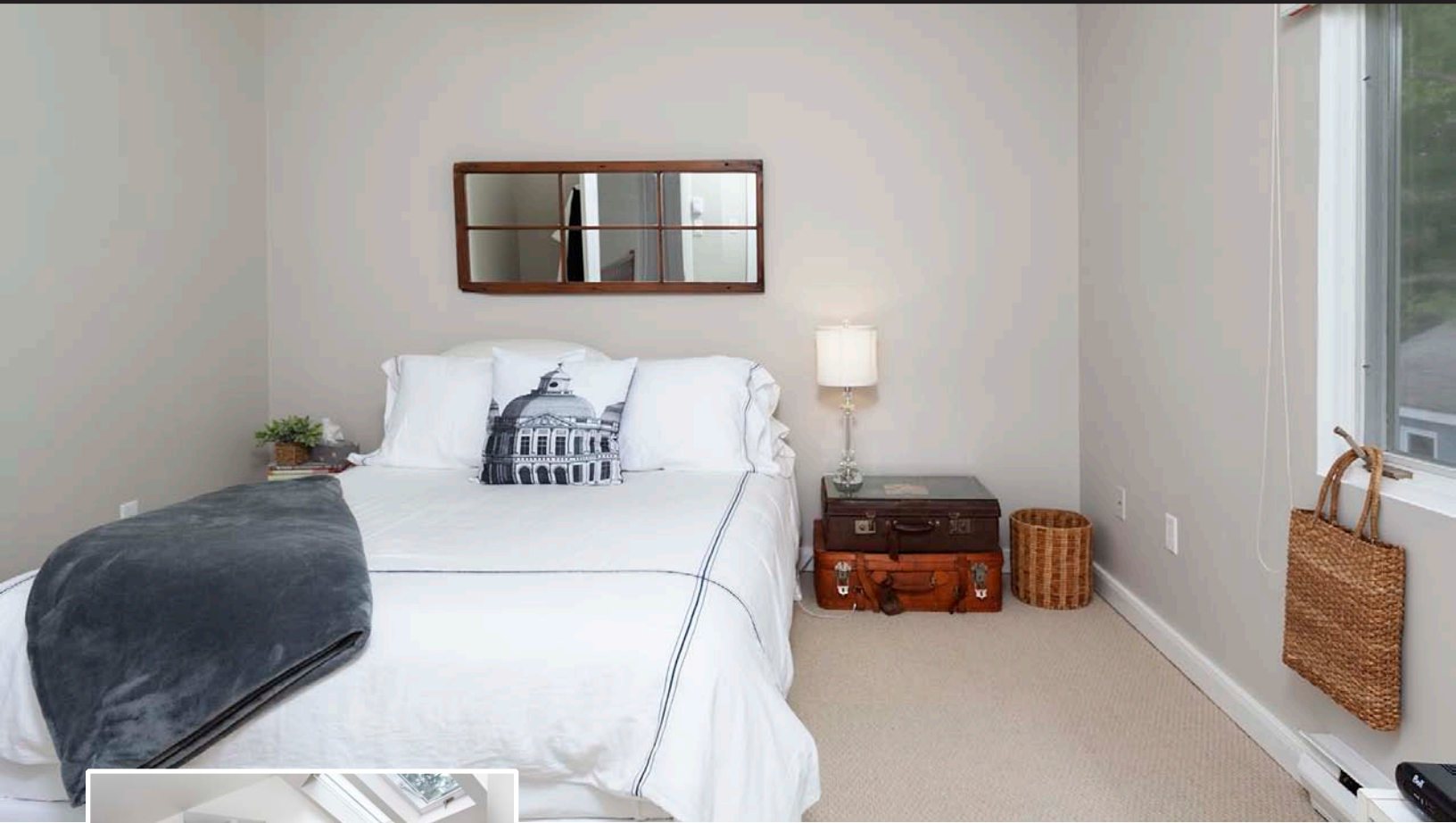


Retire to the cozy living room with a glass of wine and relax by the fire.

You can easily move entertaining outside onto the deck via large patio doors and enjoy the park like setting.



The main level bedroom/ flex space can serve many uses depending on your needs. This will make an ideal playroom if you have wee ones that you like to keep an eye on. Possibly a main level office, TV room, library, endless possibilities....



Making your way to the second level, enjoy all encompassing views of your private back yard via an abundance of windows affording so much natural light!

Here you will find two large bedrooms, a 4 pc bath and the master suite.





Sure to be a welcome retreat at the end of a long day, the master suite with soothing colors, warm natural light and wood burning fireplace offer a perfect oasis for rest and relaxation.

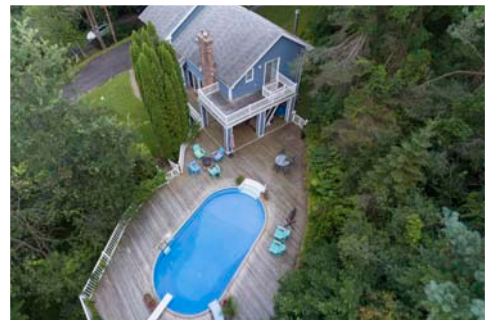
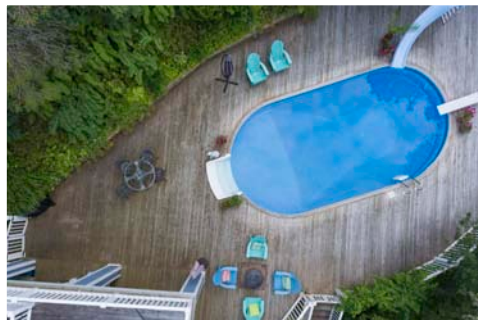
Boasting an expansive dressing room, ensuite and walk-out to your own private balcony with staircase to the pool, where you start the day right with a refreshing morning swim.





Your backyard oasis. Sure to be the envy of your friends and family, the pool and deck seem to blend seamlessly into the natural surroundings of the property.

With plenty of room for entertaining, yet private enough for intimate family gatherings, this area will be bursting with activity at times- and at others - provide a peaceful haven of rest and relaxation.





PROPERTY FACTS

STYLE: SINGLE FAMILY, DETACHED, CONTEMPORARY
EXTERIOR: WOOD SIDING
LOT SIZE: 86800.2 SQ FT
TOTAL LIVING AREA: 3520 SQFT
HEATING: HEAT PUMP DUCTED, BASEBOARD FIREPLACE
DRIVEWAY: CIRCULAR PAVED
SERVICES: NS POWER, TELEPHONE, CABLE TV
WATER: MUNICIPAL
SEWER: MUNICIPAL
FLOORING: HARDWOOD, CERAMIC, CARPET
BASEMENT: FULLY DEVELOPED
MUNICIPAL ASSESSMENT: \$474,200 2019
TAXES: 2019
NSPC: \$ PER MONTH OR ANNUALLY 2019

Main level	Mud room	6.7 x 15.11
	Dining room	15.4 x 13.3
	Kitchen	18.10 x 10.2
	Living room	24.9 x 13.5
	Bedroom	18.11 X 11.6
	Bath	1-2 pc
Second level	Bedroom	13 x 11.6
	Bedroom	15.4 x 11.5
	Bath	1-4 pc
	Master bedroom	16.5 x 15.11
	Ensuite	1-4 pc
	Other	N.I.C 14x9
Lower level	Other	9.7x6.6 Sauna
	Storage	15.4x3.10
	Foyer	9x15.8
	Bedroom	9.4x11.2
	Bath	4pc 4.11x7.8
	Den	15.5x11.3
	Family room	23.8x13.6
	Laundry room	7.11x10.10

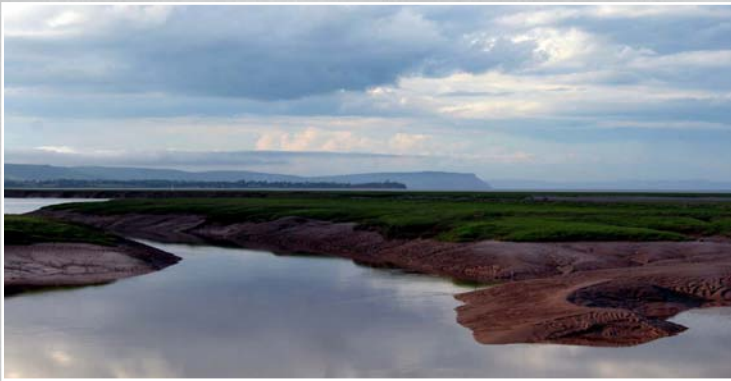


Wolfville – Nova Scotia’s Coolest Small Town

Just an hour’s drive away from Halifax is Wolfville, a little gem of a gateway to the bountiful Annapolis Valley.

Perched at the edge of the awe-inspiring Bay of Fundy and surrounded by a patchwork of farms, vineyards and fields, Wolfville mixes the wildness and abundance of nature with a surprisingly hip small town feel.

The presence of Acadia University undoubtedly helps keep things vibrant but it is definitely not the only reason. It says a lot about a place when so many of the students decide to stay in town for the summer rather than return home.



Where is Wolfville?

Wolfville is a small town in the Annapolis Valley of Nova Scotia, Canada. It is about 100km northwest of Halifax, easily accessible by the fast Highway 101. The town sits on the edge of the Minas Basin, part of the Bay of Fundy.

Things to Do in Wolfville, Nova Scotia

For a place with a year-round population of only around 5000 people, Wolfville kicks well above its weight on the ‘things to do’ front. Here is just a taste of great places to see in Wolfville, Nova Scotia.

