

\$1,450,000 - 2918 Granville Road, Karsdale

MLS® #202514524

\$1,450,000

3 Bedroom, 3.00 Bathroom, 3,566 sqft

Single Family on 2.23 Acres

Karsdale, Karsdale, Nova Scotia

Built to endure and designed with care, this oceanfront home pairs high-end materials with long-term thinking, offering peace of mind for decades to come. Set on 2.2 acres with 270 feet of accessible shoreline and a view of Goat Island, the property is just 15 minutes from Annapolis Royal, yet feels a world apart. Constructed in 2022 with ICF to the top of the windows, triple-glazed glass on the ocean side, spray foam insulation in the garage ceiling and 8 inches in the roof, soundproof interior walls, and underground wiring, the homes envelope is as efficient as it is resilient. Cape Cod siding, cultured stone, architectural shingles, composite decking, and concrete retaining walls reflect quality in every detail. Drainage, grading, and hardscaping were professionally designed, because the foundation of a great home is what you dont see. Inside, natural light pours through skylights and oversized windows, highlighting engineered hardwood laid on the diagonal and slate tile in entryways and baths. The main living spaces include the kitchen, dining, and living room, all with ocean views, as well as the primary bedroom. The kitchen features quartz countertops, soft-close custom cabinetry, under-cabinet lighting, and a seamless connection to the open-concept layout. Vaulted ceilings add height and airiness throughout. The primary suite is a private retreat with an air-jet tub, multifunction shower with app-connected audio, and a custom walk-in closet. A second oversized



bedroom offers space for lounging or work, while a third bedroom, main-floor laundry, and 1.5 additional baths complete the level. Below, a large rec room with water views leads to double and single garages that are ideal for workshop use or future suite conversion. Twenty-seven solar panels cover nearly all electrical needs and are app-monitored for performance. Heating is high-efficiency wood and electric. A 13,000-watt generator, FibreOp internet, and 200-amp service ensure comfort and reliabil (id:6289)

Built in 2022

Essential Information

Listing #	202514524
Price	\$1,450,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	3,566
Acres	2.23
Year Built	2022
Type	Single Family
Sub-Type	Freehold
Style	Bungalow, Contemporary

Community Information

Address	2918 Granville Road
Subdivision	Karsdale
City	Karsdale
Province	Nova Scotia
Postal Code	B0S1A0

Amenities

Amenities	Golf Course, Shopping, Place of Worship, Beach
Features	Sloping, Balcony
Parking	Attached Garage, Garage, Gravel, Parking Space(s)
# of Garages	2

View	Ocean view, View of water
Is Waterfront	Yes
Waterfront	Waterfront on ocean

Interior

Appliances	Oven - Electric, Dishwasher, Dryer, Washer, Freezer - Chest, Microwave, Refrigerator
Fireplace	Yes
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Wood siding, Concrete
Exterior Features	Partially landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX Banner Real Estate
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