

\$575,000 - 24 Chapel Street, Annapolis Royal

MLS® #202515032

\$575,000

3 Bedroom, 2.00 Bathroom, 1,700 sqft

Single Family on 0.37 Acres

Annapolis Royal, Annapolis Royal, Nova Scotia

This beautifully crafted custom home, has been thoughtfully designed to complement the historic charm of Annapolis Royal. Constructed in 2011 with ICF construction, (Insulated Concrete Forms), this energy-efficient home boasts high-quality materials and a comfortable, traditional layout. The custom kitchen and spacious dining area are separated by a generous peninsula, perfect for both family gatherings and intimate dinners. A wide doorway connects the living and dining areas, providing an open flow while clearly defining each space. This level also includes two bedrooms and a full bathroom. Upstairs is a versatile loft-like space that can serve as a bedroom suite, home office, or hobby area. This level also features a two-piece bath and a large attic with development potential. The expansive, mostly finished basement offers new flooring and paint, making it an ideal space for a home gym, theatre, or rec room. Additionally, there's a practical area with a workbench and a spacious laundry room equipped with a utility sink and a walk-out to the backyard. For enhanced water quality, the house includes a whole-home water filtration system plus a reverse osmosis unit under the kitchen sink. Heating and cooling are efficiently managed by a ceiling-mounted ductless heat pump, supplemented by baseboard heaters and a new propane stove in the living room. The back door opens to a charming enclosed porch overlooking the fenced backyard, an



ideal feature for dog owners and families with young children. The property is beautifully landscaped with mature flower gardens, trees, and flowering shrubs, creating a private oasis. Located on a quiet side street, just steps from the picturesque Annapolis River, this home offers easy access to public trails for walking or biking. All the amenities and attractions of this popular small town are also within strolling distance. This immaculate home is one of the rare newer builds available in the area and is ready for a quick closing. (id:6289)

Built in 2011

Essential Information

Listing #	202515032
Price	\$575,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,700
Acres	0.37
Year Built	2011
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	24 Chapel Street
Subdivision	Annapolis Royal
City	Annapolis Royal
Province	Nova Scotia
Postal Code	B0S1A0

Amenities

Amenities	Golf Course, Playground, Public Transit, Shopping, Place of Worship
Parking	Gravel

Interior

Appliances	Stove, Dishwasher, Dryer, Washer, Freezer - Stand Up, Microwave, Refrigerator, Gas stove(s)
Cooling	Heat Pump
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Wood siding
Exterior Features	Landscaped

Listing Details

Listing Office	Engel & Volkers (Annapolis Royal)
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