

\$598,000 - 40 North Street, Granville Ferry

MLS® #202520215

\$598,000

3 Bedroom, 2.00 Bathroom, 2,153 sqft

Single Family on 1.80 Acres

Granville Ferry, Granville Ferry, Nova Scotia

Set well back from the road on an exceptionally private 1.8-acre lot with picturesque views of the Annapolis Basin, this custom Cape offers both a quiet refuge and the connection of village life. Invisible from the street yet served by municipal utilities, the property is located in sought-after Granville Ferry, just minutes from Annapolis Royal and within walking distance of the elementary school. Built in 1990 by a respected local builder, the home is solidly constructed and thoughtfully updated. The main level features refinished hardwood floors and a generous layout with formal living and dining rooms, a full bath, a pantry with wash station, and a large kitchen fitted with DeCoste cherry cabinetry, quartz countertops, and custom tile. The kitchen opens to a cozy family room with wood stove and patio doors leading to a two-level deck that extends the living space outdoors. Heat pumps provide efficient year-round comfort. Upstairs, the primary bedroom has been enhanced with a new picture window that draws in natural light and frames the water view. Floors here have also been refinished. A dedicated walk-in closet room offers ample storage for the household. Two additional bedrooms and a full family bath complete the upper level. The lower level includes a walkout to the garden, a laundry area, workshop, and a finished room suited for a home office or studio. Outdoors, the lot is larger than typical for the area and remarkably private, bordered by mature trees and



landscaped with perennial gardens, foundation plantings, and a productive vegetable patch. Peaceful and green, the property feels tucked away yet lies just minutes from the shops, markets, and galleries of Annapolis Royal.
(id:6289)

Built in 1990

Essential Information

Listing #	202520215
Price	\$598,000
Bedrooms	3
Bathrooms	2.00
Square Footage	2,153
Acres	1.80
Year Built	1990
Type	Single Family
Sub-Type	Freehold

Community Information

Address	40 North Street
Subdivision	Granville Ferry
City	Granville Ferry
Province	Nova Scotia
Postal Code	B0S1A0

Amenities

Amenities	Golf Course, Park, Playground, Public Transit, Shopping, Place of Worship, Beach
Parking	Gravel
View	Ocean view, View of water

Interior

Appliances	Range - Electric, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Cooling	Heat Pump
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Wood siding
Exterior Features	Partially landscaped
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Banner Real Estate



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