

\$424,900 - 1769 Highway 201, Round Hill

MLS® #202521767

\$424,900

5 Bedroom, 2.00 Bathroom, 2,519 sqft

Single Family on 3.10 Acres

Round Hill, Round Hill, Nova Scotia

Welcome to this picturesque hobby farm nestled on 3.1 acres in the heart of the Annapolis Valley, ideally located just minutes from both Annapolis Royal and Bridgetown. This beautiful country home offers the perfect blend of original character and modern functionality, creating a warm and inviting atmosphere for families, hobby farmers, or those seeking a peaceful rural lifestyle. The spacious eat-in kitchen is the heart of the home, opening into an attached dining room ideal for family meals or entertaining guests. Garden doors lead to a covered back deck and a fenced backyard, perfect for enjoying the outdoors in comfort and privacy. The main floor also features a cozy living room and a bright sunroom that captures the warm southern morning sun. The sunroom has previously served as a main floor primary bedroom, making it a flexible 5th bedroom or bonus living space. A convenient mudroom, laundry area, and a 3-piece bathroom with a walk-in shower complete the main floor, with additional access to a side deck. Outside, you'll find a well-equipped barn currently set up for 3 mini horses, stalls can be configured for full size horses, a rabbit pen, and a chicken coop plus ample storage and a loft for hay or additional space. The house and barn both feature durable steel roofs, and a new septic system was installed in 2005 (documentation available). A drilled well provides water, and high-speed internet is available. The property has fruit trees apple,



pears and peaches with ample space to have large gardens if you desire. With easy access to nearby trails for riding or walking, this is a rare opportunity to enjoy country living with all the conveniences of town just a short drive away. Electrical upgrade for generator and pool. (id:6289)

Essential Information

Listing #	202521767
Price	\$424,900
Bedrooms	5
Bathrooms	2.00
Square Footage	2,519
Acres	3.10
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1769 Highway 201
Subdivision	Round Hill
City	Round Hill
Province	Nova Scotia
Postal Code	B0S1A0

Amenities

Amenities	Golf Course, Park, Shopping, Place of Worship
Features	Level

Interior

Appliances	Stove, Freezer - Chest, Refrigerator
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Wood siding, Other
Exterior Features	Partially landscaped
Foundation	Stone

Listing Details

Listing Office

Exit Realty Town & Country



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