

# \$595,900 - 711 Highway 1, Deep Brook

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MLS® #202214070

**\$595,900**

3 Bedroom, 2.50 Bathroom, 2,760 sqft

Residential on 2.20 Acres

V4, Deep Brook, NS

Beautiful oceanfront property on a surveyed 2.2 acre lot. Set well back from the road on a private lane, this 3 bedroom 3 bath dream home with attached double garage offers 200 feet of shore front, and a landscaped oasis of flower gardens, ornamental shrubs, fruit trees, a large back deck with pergola, and a 12' X 20' garden shed. Meticulously cared for, the custom R2000 house was built in 2004 but extensively upgraded (inside and out) by the current owners in the last 5 years, so much so, that it really feels like a new home. Please request or download the improvements document which itemizes everything from the new heating system, electrical, bathroom renovations, fixtures, decking, sun room, landscaping, etc! This includes brand new, durable vinyl shingle-style siding. The main floor is bright, spacious and largely open plan with large principal rooms including a recently renovated 4 season sun room which offers views of the Annapolis Basin and gorgeous sunsets. The living room features a Napoleon fireplace insert with custom oak mantle, which blends nicely with the adjacent custom oak kitchen with breakfast bar. 2 dramatic skylights help flood the interior with light, one in the kitchen and another in the luxurious 4 piece main bathroom. The primary bedroom offers a walk in closet and its own powder room. A second bedroom is also on this level, and a main floor laundry and mudroom are just off the door to the attached double garage. The basement of the home is fully developed with



an office or gym area, large family room, 3rd bedroom and 3 piece bath. The utility/storage room has access to the garage. There is a 200amp panel plus generator panel. The expansive back yard has plenty of room for vegetable gardens and you can envision a gazebo by the shore. A stairway could easily be built to access the beach. This property is centrally located between Annapolis Royal and Digby on the shores of the Annapolis Basin, less than 10 minutes from all amenities.

Built in 2004

### **Essential Information**

MLS® #	202214070
Price	\$595,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,760
Acres	2.20
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	January 4th, 2023

### **Community Information**

Address	711 Highway 1
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Deep Brook
County	Annapolis
Province	NS
Postal Code	B0S 1J0

### **Amenities**

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Gravel
# of Garages	2
View	Bay
Is Waterfront	Yes
Waterfront	Ocean Front

### **Interior**

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Electric Cooktop, Electric Oven, Dishwasher, Dryer, Washer, Freezer - Stand Up, Microwave, Refrigerator, Water Purifier
Heating	Baseboard, Heat Pump, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Finished

### **Exterior**

Lot Description	1 to 2.99 Acres, Landscaped, Level
Roof	Asphalt
Construction	Shingle Siding, Vinyl Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Clark Rutherford Memorial School
Middle	Annapolis West Education Centre
High	Annapolis West Education Centre

### **Additional Information**

Zoning	None
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### **Listing Details**

Listing Office	Engel & Volkers (Annapolis Royal)
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Listing information last updated on October 13th, 2025 at 9:32am ADT