

\$525,000 - 53 Session Street, Bear River

MLS® #202216274

\$525,000

4 Bedroom, 2.00 Bathroom, 1,910 sqft

Residential on 2.25 Acres

V4, Bear River, NS

Elegant century 4 bedroom home, built in 1880 by master ship carpenters, lovingly restored and renovated into a one-of-a-kind work of art. Sitting on a 2.25 acre lot within walking distance of artsy Bear River village (Two adjacent 1-acre lots are negotiable). Nestled in the woods, with deer trails, this property boasts plenty of privacy and potential. Beautifully landscaped, filled with perennials, bulbs and shrubs offering year round interest. A fenced garden with raised beds and enough lawn to enjoy outdoor activities. The barn has a workshop, walk-up loft with lots of light coming from a unique north facing window. Art studio/business opportunity awaits here. 3 cheerful covered porches offer views of the garden and refuge from the sun. The home has undergone a 8-year renovation. A new furnace has been installed, 2 new modern wood stoves and has been fully insulated. This home will be low-maintenance for years to come. Inside you will marvel at the attention to detail, keeping as much of the original architecture as possible but offering modern day comforts. The airy eat-in kitchen is the heart of the home. It's like stepping back in time with the antique-style farmhouse sink and cast iron replica electric range. Original cupboards were restored, marble backsplash and walnut countertops bring richness to this space. Laundry off the kitchen, with a door leading to a stunning stone basement with cement poured floors. Moving through the home you will see a practical and spacious



layout with charming original floors throughout. A main floor office makes a comfortable place to work from home. Lounge/dining are bright and inviting. A bonus front hall space leads to a 3 piece bathroom. Upstairs are 4 bedrooms, the large master bedroom has a private balcony and retractable awning, showing the entire garden with a view of the river during winter. Added in 2019/20, upstairs bathroom features a large glass shower and claw-foot tub, a peaceful place to unwind!

Essential Information

MLS® #	202216274
Price	\$525,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,910
Acres	2.25
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 24th, 2022

Community Information

Address	53 Session Street
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Bear River
County	Digby
Province	NS
Postal Code	B0S 1B0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Gravel

Interior

Interior Features	High Speed Internet
Heating	Furnace, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Unfinished

Exterior

Exterior Features	Balcony
Lot Description	3 to 9.99 Acres, Hardwood Bush, Sloping/Terraced, Softwood Bush, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Stone

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Viewpoint Realty Services Inc. (Shelburne)
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