

# **\$335,000 - 329 Chute Road, Bear River**

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MLS® #202216280

## **\$335,000**

3 Bedroom, 2.00 Bathroom, 1,192 sqft

Residential on 1.41 Acres

V4, Bear River, NS

What a view! Serene setting and next to a budding vineyard. This endearing 3-bedroom, 2-bathroom heritage home has a spectacular view of Bear River and the surrounding countryside. The terraced garden gives ample space for gardening, as well as a flat play area to kick a ball. There are many seating areas to enjoy and a fire pit offering different views of the river. A walking trail loops the property and a deer trail leads towards the water. There is a large shed/ workshop on the property. This could make great opportunity for an art studio. The charming Georgian-style home is bright, airy and rich with historic character and has had some recent upgrades, such as two new heat pumps, insulation and complimentary cosmetic upgrades in keeping with the age of the home. Upon entry you are greeted by a unique curved staircase that takes you up to an open landing where you will find a reading nook and a stunning stain glass window. Upstairs there is a large master bedroom with two built in closets, second bedroom and three piece bathroom including a shower. Downstairs there is a main-level bedroom where the view can be seen from in bed and a 3 piece ensuite bathroom including a claw foot tub. There is a large bright eat in kitchen boasting lots storage and laundry facilities. From here a door opens out to a elevated deck offering views looking down through the garden to the river. A peaceful space for entertaining and relaxing. Back inside there is intimate dining room and cozy lounge with a



wood stove. This home is conveniently located, in walking distance to Bear River Village. Bear River has all you will need. Galleries, shops, post office, gas station, cafes and wineries. You will love the relaxed lifestyle that this property and the village of Bear River can offer you! This property is a must-see.

### **Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202216280               |
| Price          | \$335,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,192                   |
| Acres          | 1.41                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | June 26th, 2023         |

### **Community Information**

|              |                  |
|--------------|------------------|
| Address      | 329 Chute Road   |
| Area         | Annapolis Valley |
| District     | Digby County     |
| Sub-District | V4               |
| City         | Bear River       |
| County       | Digby            |
| Province     | NS               |
| Postal Code  | B0S 1B0          |

### **Amenities**

|           |  |
|-----------|--|
| Utilities | Electric, Electricity Connected, Phone Connected |
| View      | River  |

### **Interior**

|                   |                     |
|-------------------|---------------------|
| Interior Features | High Speed Internet |
| Heating           | Ductless, Stove     |

|              |                             |
|--------------|-----------------------------|
| # of Stories | 1                           |
| Stories      | One and One Half            |
| Has Basement | Yes                         |
| Basement     | Unfinished, Walk-Out Access |

### **Exterior**

|                 |                 |
|-----------------|-----------------|
| Lot Description | 1 to 2.99 Acres |
| Roof            | Asphalt         |
| Construction    | Wood Siding     |
| Foundation      | Stone           |

### **Additional Information**

|        |     |
|--------|-----|
| Zoning | RES |
|--------|-----|

### **Listing Details**

|                |  |
|----------------|--|
| Listing Office | Viewpoint Realty Services Inc. (Shelburne) |
|----------------|--|

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