

\$449,900 - 2619 Shore Road, Delaps Cove

MLS® #202216564

\$449,900

3 Bedroom, 1.00 Bathroom, 1,277 sqft

Residential on 8.33 Acres

V4, Delaps Cove, NS

Attention nature Lovers! Hidden away along the shores of Delaps Cove you will find this gem of a property offering 300+ feet of direct shoreline and spectacular views. The home has cottage charm with wood heating, an open atrium to the second level, large walk-in pantry, main floor primary bedroom and main floor full bath with laundry. There are two large bedrooms and a bonus space completing the upper level with potential to close off the open area above the kitchen to provide another bedroom and/or a second bathroom. Outside you are surrounded by nature in a park-like setting. There is a water feature, flowering trees, shrubs and bushes (dogwood, chestnut, maple and kiwi to name a few), as well as hardwood and softwood. Just stroll across the lawn and you are on the beach, through the trees you will find a couple of sheds and a clearing which is great for visiting family or friends wanting to camp out, or for further development. The sun porch is the perfect spot to cozy up with a good book while listening to the sounds of the water and nature. The single car garage was rebuilt 3 years ago and has a wood stove for heating. The dug well is located behind the woodshed. Newer features in the past couple of years include the wood stove, heat pump, refrigerator, 2 skylights, septic pump, some new windows, back door, and a section of metal roofing. The home has been freshly painted throughout. The property has recently been surveyed and amalgamated from two



parcels into one. The property also has a newly installed certified septic drainage field. This property is a short distance from beautiful Annapolis Royal as well as Digby and CFB Greenwood. Donâ€™t delay in viewing this amazing property.

Built in 1999

Essential Information

MLS® #	202216564
Price	\$449,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,277
Acres	8.33
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 9th, 2024

Community Information

Address	2619 Shore Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Delaps Cove
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected, Other
Parking Spaces	2
Parking	Detached, Single, Heated Garage, Gravel
# of Garages	1
View	Bay

Is Waterfront	Yes
Waterfront	Waterfront, Access: Bay, Stream/Pond

Interior

Appliances	Gas Cooktop, Electric Oven, Dishwasher, Dryer - Electric, Washer, Freezer, Microwave, Refrigerator, Water Purifier
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Gas, Wood Burning Stove
# of Stories	2
Stories	2 Storey
Basement	None

Exterior

Lot Description	3 to 9.99 Acres, Partial Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt, Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Slab

School Information

Elementary	Champlain Elementary School
High	Annapolis West Education Centre

Additional Information

Zoning	AD
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Listing Details

Listing Office	Engel & Volkers (Wolfville)
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