

\$325,000 - 2436 Shore Road W, Delaps Cove

MLS® #202223820

\$325,000

4 Bedroom, 2.00 Bathroom, 1,849 sqft

Residential on 25.00 Acres

V4, Delaps Cove, NS

This tastefully restored and updated classic Nova Scotia homestead on 25 acres is a delight for your senses! Lush rolling meadow, mature forest, a meandering brook, flowering shrubs & apple trees....plus views of the Bay of Fundy! This property is tailor made for folks who love Nature and are looking for a great place to grow some food and hike (or bike) some trails! Just a short walk to the local fishing wharf, and 2 kms from the Delaps Cove Wilderness Trail. Explore the rugged coastline of the Bay and watch abundant wildlife on land and sea. The charming house is perched on a hill well back from the road. The interior has a warm, farmhouse feel with some 21st century updates for added comfort and convenience, such as new kitchen cabinetry and a new ensuite for the main floor primary bedroom. The enclosed front porch has a wonderful cottage feel; the perfect place to enjoy ocean views with a hot cuppa, or a glass of wine for a toast at sunset. Curl up with a good book and you are set for the afternoon! Get up early to watch the twinkling lights of fishing boats laying traps at twilight during lobster season. Plenty of living space on the main floor with living and dining rooms, and the essential back mudroom with laundry area. Upstairs is 3 bedrooms and another full bathroom. Also on the property is a single garage, a barn with workshop, loft and tractor garage, plus a shed converted to an insulated bunkie with wood stove. This property would be a terrific hobby farm and there is potential to further develop



the outbuildings for an accommodations business or studio, and create you own trail system throughout the property and along the brook. Suffice to say, this property will keep you busy, and the fresh sea breezes will help keep your sails aloft! All amenities in the town of Annapolis Royal are just 15 minute drive

Built in 1822

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 202223820 |
| Price | \$325,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,849 |
| Acres | 25.00 |
| Year Built | 1822 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |
| Date Sold | February 2nd, 2023 |

Community Information

| | |
|--------------|-------------------|
| Address | 2436 Shore Road W |
| Area | Annapolis Valley |
| District | Annapolis County |
| Sub-District | V4 |
| City | Delaps Cove |
| County | Annapolis |
| Province | NS |
| Postal Code | B0S 1A0 |

Amenities

| | |
|----------------|--|
| Utilities | Electricity Connected, Phone Connected |
| Parking Spaces | 1 |
| Parking | Detached, Single, Gravel |
| # of Garages | 1 |

| | |
|------------|-------------|
| View | Ocean |
| Waterfront | Stream/Pond |

Interior

| | |
|-------------------|-----------------------------------|
| Interior Features | Ensuite Bath, High Speed Internet |
| Appliances | Gas Range, Refrigerator |
| Heating | Forced Air, Furnace, Stove |
| Fireplace | Yes |
| Fireplaces | Wood Burning Stove |
| # of Stories | 1 |
| Stories | One and One Half |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-----------------|---|
| Lot Description | 10 to 49.99 Acres, Partially Cleared, Partial Landscaped, Rolling Slope, Wooded |
| Roof | Steel |
| Construction | Shingle Siding |
| Foundation | Stone |

School Information

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|------------|---------------------------------|
| Elementary | Champlain Elementary School |
| Middle | Annapolis West Education Centre |
| High | Annapolis West Education Centre |

Additional Information

| | |
|--------|-------------------------------|
| Zoning | GD - GENERAL DEVELOPMENT ZONE |
|--------|-------------------------------|

Listing Details

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|----------------|-----------------------------------|
| Listing Office | Engel & Volkers (Annapolis Royal) |
|----------------|-----------------------------------|

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