

\$549,000 - 17 Church Street, Bridgetown

MLS® #202224000

\$549,000

5 Bedroom, 3.00 Bathroom, 2,652 sqft

Residential on 0.17 Acres

V4, Bridgetown, NS

Welcome to 'The Brooks House' , circa 1860, and located in the Historic Community of Bridgetown , conscientiously restored and meticulously modernized to ensure it remains a steadfast family home for many more generations. From the sanctuary of the third storey bedroom with attached bath and bonus room, you can glean views of the south mountain, from the generous master bedroom watch the incredible sunsets of the valley. At 5 bedrooms and 3 full baths, you have choices. The kitchen, formal dining and living room stream with light, creating exceptional communal living spaces while providing flexible living space for modern families. Each bathroom is large, sunny and fully renovated in a way sensitive to the period and utility of a working farmhouse. As you enter the modern kitchen, with original cabinets, antique sink, and exposed beams you can recognize both the quality and craftsmanship of this home, every work surface is practical and beautiful, a full sized walk in pantry is a key part of this kitchen! The yard is just waiting for a vegetable patch or 3, and the courtyard provides a 3 season communal living space for all outdoor activities. The front porch opens onto an original Victorian sunroom, perhaps as a planting and gardening space, helping you to grow flowers to line the original stone wall and brand new in-period fence. One of the many jewels in the crown of this property is the newly rewired, re-roofed, fully plumbed carriage house, which can double as either a



garage, workshop or potential live/work space. 1.5 blocks away you find yourself in a village oasis, with parks, banks, grocery store, hardware store, coffee bar, bookstore and many small businesses, and an easy walk to the modern P-12 school and outdoor sports hub, while a 5 min drive id the Bay of Fundy with local seafood available in season! Only 1.5 hours from Halifax, accessible to everything that makes this house a paradise for those seeking calm and respite. Most furniture remains.

Built in 1869

Essential Information

MLS® #	202224000
Price	\$549,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,652
Acres	0.17
Year Built	1869
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 20th, 2023

Community Information

Address	17 Church Street
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Bridgetown
County	Annapolis
Province	NS
Postal Code	B0S 1C0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Wired, Aggregate

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dryer - Electric, Washer, Range Hood, Refrigerator
Heating	Baseboard, Forced Air, Ductless
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	Under 0.5 Acres, Landscaped, Level
Roof	Asphalt
Construction	Shingle Siding
Foundation	Stone

School Information

Elementary	Bridgetown Regional Community School
Middle	Bridgetown Regional Community School

Additional Information

Zoning	R1
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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