

# \$295,000 - 15 Grange Street, Annapolis Royal

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MLS® #202225067

## \$295,000

3 Bedroom, 2.00 Bathroom, 2,521 sqft

Residential on 0.28 Acres

V4, Annapolis Royal, NS

An 1860's classic 2+ bedroom home situated on a spacious landscaped lot and conveniently located on a quiet street in Annapolis Royal. This charming property has been loved by the same family for over 60 years, and is ready for a new owner to call it "home". Currently in move-in condition and due for upgrades to maximize it's full potential. There's good flow from the large living room through the french doors into the dining room and spacious kitchen, with newer propane kitchen stove. Catch the morning sun in the enclosed sunroom, the perfect spot to relax and read. A full bathroom & laundry, plus pantry and attached workshop, complete the main floor. On the second level are 2 bedrooms plus an adjoining bedroom off the primary, lots of closets, and a full bathroom with clawfoot tub. On the third level (attic) are two additional heated & finished rooms. At the end of the paved driveway is an oversized wired garage with slab floor, large work space and full loft. Municipal water/sewer, lots of character, newer windows, brand new fiberglass oil tank, good roof, and hardwood hiding under the carpet, gives you a head start with the upgrades. It's a solid, well designed home being sold "as is". Situated across the street from the Public Library, Cafe & Community Hub, plus only a short scenic stroll to school, clinic, Downtown, Harvest Moon Trail, Farmer's Market, Forte Anne, Boardwalk, shops, museums, galleries, restaurants and much more.



Built in 1867

## Essential Information

MLS® #	202225067
Price	\$295,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,521
Acres	0.28
Year Built	1867
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	January 4th, 2023

## Community Information

Address	15 Grange Street
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Annapolis Royal
County	Annapolis
Province	NS
Postal Code	B0S 1A0

## Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Wired, Paved, Single

## Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Furnace, Hot Water, Radiator
# of Stories	2
Stories	2.5 Storey
Has Basement	Yes
Basement	Partial, Unfinished, Walk-Out Access

**Exterior**

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding, Wood Siding
Foundation	Stone

**School Information**

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

**Additional Information**

Zoning	RSU
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**Listing Details**

Listing Office	RE/MAX Banner Real Estate
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