

# \$364,900 - 2693 Highway 362, Margaretsville

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MLS® #202226465

## \$364,900

4 Bedroom, 2.50 Bathroom, 840 sqft

Residential on 0.64 Acres

V3, Margaretsville, NS

Once 'The Parsonage' this Newly updated 4 BR/2.5 bath traditional 2 storey sits with unobstructed water view in the Seaside community of Margaretsville. Its original stained glass, staircase, chandeliers, most woodwork and even the reglazed clawfoot tub remain. High Ceilings and trims throughout. The Mantel now surrounds an efficient Napoleon electric fireplace insert. New in 2022 Kitchen and 2.5 baths, all wiring, panel, heaters, plumbing, fixtures & roof. Some new windows & vinyl tiles in Kitchen & Baths, Fans in all Bedrooms. New Garden doors with transom face the ocean and open unto new stone patio & private yard. New laterals to septic and town water. Create more living area in the walk up attic. New metal cellar entrance to full height concrete basement. Weathered 18x20 2 storey barn, still quite functional, can be parked in and its roof has been resingled on driveway side. Short stroll to Margaretsville wharf. 10 minute drive to Middleton or Kingston.



Built in 1938

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | 202226465 |
| Price      | \$364,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |

|                |                         |
|----------------|-------------------------|
| Half Baths     | 1                       |
| Square Footage | 840                     |
| Acres          | 0.64                    |
| Year Built     | 1938                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | January 16th, 2023      |

### Community Information

|              |                  |
|--------------|------------------|
| Address      | 2693 Highway 362 |
| Area         | Annapolis Valley |
| District     | Annapolis County |
| Sub-District | V3               |
| City         | Margaretsville   |
| County       | Annapolis        |
| Province     | NS               |
| Postal Code  | B0S 1N0          |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Utilities | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking   | Detached, Gravel                                                  |
| View      | Ocean                                                             |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Ensuite Bath, See Remarks, High Speed Internet |
| Heating           | Baseboard, Fireplace(s)                        |
| Fireplace         | Yes                                            |
| Fireplaces        | Electric                                       |
| # of Stories      | 2                                              |
| Stories           | 2 Storey                                       |
| Has Basement      | Yes                                            |
| Basement          | Full, Walk-Out Access                          |

### Exterior

|                 |                                                       |
|-----------------|-------------------------------------------------------|
| Lot Description | 0.5 to 0.99 Acres, Cleared, Partial Landscaped, Level |
| Roof            | Asphalt                                               |
| Construction    | Vinyl Siding                                          |
| Foundation      | Concrete Perimeter                                    |

**School Information**

|            |                                  |
|------------|----------------------------------|
| Elementary | Annapolis East Elementary School |
| High       | Middleton Regional High School   |

**Additional Information**

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

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Exit Realty Town & Country |
|----------------|----------------------------|

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Listing information last updated on November 4th, 2025 at 2:02am AST