

\$775,000 - 18 Haul Road, Granville Ferry

MLS® #202226807

\$775,000

4 Bedroom, 3.00 Bathroom, 3,780 sqft

Residential on 1.95 Acres

V4, Granville Ferry, NS

Beautiful brick Colonial overlooking the Annapolis Basin on a maturely-landscaped 1.95 acre lot (spread over 4 parcels). Custom-built by the original owner only 23 years ago, top-quality workmanship is obvious throughout: ornate mantelpieces, custom wainscotting, bold crown mouldings, gleaming hardwood and 9' ceilings. Guests are greeted through a two-storey formal foyer which leads naturally into the oversize living/dining rooms; perfect for entertaining. The gourmet kitchen features custom cabinetry, solid surface countertops, and built-in appliances. An oversize breakfast nook overlooks the North mountain and backyard brook through a large bay window, and connects seamlessly to the den and large back deck. A south-facing study could easily be used as a main level bedroom. Completing the main level you'll find a laundry room, 3-piece bath, and access to the attached double-car garage. Living quarters upstairs are equally well-appointed: oversize guest rooms and a magnificent primary bedroom with fireplace, enormous ensuite bath, walk-in closet, and even a private balcony. Large family room in basement plus bonus storage/workshop areas. Located just on the outskirts of popular Annapolis Royal with lower county taxes. This is an extraordinary property offered at an incredible price by a motivated seller. The estimated cost to replicate this home/property is in excess of 1.3 million. Act now while it's here!



Built in 1999

Essential Information

MLS® #	202226807
Price	\$775,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,780
Acres	1.95
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 21st, 2023

Community Information

Address	18 Haul Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Granville Ferry
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

Utilities	Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Heated Garage, Wired, Gravel
# of Garages	2
View	Bay, Ocean
Waterfront	Stream/Pond

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Electric Cooktop, Oven, Dishwasher, Microwave, Refrigerator
Heating	Baseboard, Fireplace(s), Hot Water

Fireplace	Yes
Fireplaces	Fireplace(s)
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony
Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Level
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

School Information

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

Additional Information

Zoning	Gen. Del.
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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