

\$689,000 - 379 Meadowvale Road, Tremont

MLS® #202303600

\$689,000

4 Bedroom, 2.00 Bathroom, 3,200 sqft

Residential on 27.00 Acres

V3, Tremont, NS

This 3-story century home was built by skilled artisans in 1837. With 9' ceilings, solid cherrywood doors with authentic turn of the century hardware & hardwood floors. The owners have maintained & restored the integrity of the fit & finish and have upgraded the home with modern conveniences. This character home boasts central vac, central air, wood & oil furnaces, full concrete basement with workshop & walk-out plus a heated 30'™ pool with wrap-around deck! There is room for everyone with 4 bedrooms, 2 full baths and a bright, spacious full height attic that could serve as an artist's studio. The welcoming eat-in kitchen includes a wood stove that makes this the quintessential Nova Scotia gathering place. At the back of the kitchen you will find a large pantry/mudroom that opens on one side to a sundeck and on the other side to a pool deck. This stately home sits well back from the road with sprawling lawns on 27 acres & over 2,000'™ of frontage on the Black River. The road to the river is wide and accessible even by vehicles. Picture yourself riding your horses on the trails or fishing with your kids in this very clean river teeming with trout and striped bass! The pond could also be stocked with fish and is a delight to skate on in the winter. The original 36'™x24'™ 2-story barn with high ceilings is solid and could be converted to a horse barn or to house livestock of your choice. The area to the east of the barn has been recently prepped for horse paddocks and is flat and



clear of rocks, making it the ideal spot for a riding ring. PLUS - the adjacent neighbour also has horses! Well spaced mature Norwegian Spruce now occupy some of the old fields and could be thinned out to make very appealing horse trails. Minutes from all amenities & in the heart of the Annapolis Valley, the zoning on this property allows for a variety of uses – from a horse or hobby farm to business uses such as a B&B, resort, spa/retreat, or conference centre. Let your imagination run wild!

Built in 1837

Essential Information

MLS® #	202303600
Price	\$689,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	3,200
Acres	27.00
Year Built	1837
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 8th, 2023

Community Information

Address	379 Meadowvale Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Tremont
County	Annapolis
Province	NS
Postal Code	B0P 1N0

Amenities

Utilities	Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Circular Driveway, Paved
# of Garages	2
Is Waterfront	Yes
Waterfront	River Front, River Access, Stream/Pond
Has Pool	Yes
Pool	Above Ground

Interior

Interior Features	Central Vacuum, Ensuite Bath, See Remarks, High Speed Internet
Appliances	Central Vacuum, Stove, Dishwasher, Dryer, Washer, Freezer, Refrigerator
Heating	Fireplace(s), Forced Air, Furnace, Stove
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Wood Burning Stove, Propane
# of Stories	3
Stories	3 Storey
Has Basement	Yes
Basement	Full, Walk-Out Access

Exterior

Lot Description	10 to 49.99 Acres, Partially Cleared, Hardwood Bush, Landscaped, Level, Rolling Slope, Sloping/Terraced, Softwood Bush, Wooded
Roof	Steel
Construction	Shingle Siding
Foundation	Concrete Perimeter

School Information

Elementary	Annapolis East Elementary School
Middle	Middleton Regional High School
High	Middleton Regional High School

Additional Information

Zoning	Rural R-5
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Listing Details

Listing Office	Viewpoint Realty Services Inc.
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