

\$349,000 - 87 First Avenue, Digby

MLS® #202310936

\$349,000

4 Bedroom, 1.50 Bathroom, 2,296 sqft

Residential on 0.34 Acres

V4, Digby, NS

This 1910 Dutch Colonial that was built by carpenters from the french shore, rests on a poured concrete foundation. Known in the day as the Dixon residence, its street to street lot fronts First Ave where the water front and Trans Canada Trail are a block away, while the back yard ends on Queen St. where there lies a string of large ornate homes built by the Loyalists. Most all of the woodwork remains intact & functional, from the built in cabinets and original glass to the dining room plate rail & the wooden door knobs & the skeleton keys that were passed down by the 2 previous owners. The front sunroom is designed to generate passive heat that flows across a double dutch door, & on warmer days the 4 large windows, consisting of 40 panes each, latch open to allow the ocean breeze to pass thru. The pantry has been left original due to its ability to store lots of canned goods & utensils, while the rest of the kitchen went into a complete make over as well as the addition of the great room to expand its social events. This great room was engineered for a flat fiberglass roof, allowing it to be used as an upper deck in the future. Outside its garden doors you will find a large concrete patio, green house, tiki bar, fruit trees, cherry, grape, nectarine, quince & raised beds. A maple staircase leads you upstairs to a large common area where there are 4 large bedrooms, 2 with walk in closets , a 4 pc bathroom & a linen closet that is heated by the chimney chase behind for warm linens in



winter. The basement has half at full height, & the other an above ground 4' high storage area, work shop, oil tank & furnace as well as hydro panel & HW tank.

Built in 1908

Essential Information

MLS® #	202310936
Price	\$349,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,296
Acres	0.34
Year Built	1908
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 5th, 2023

Community Information

Address	87 First Avenue
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Digby
County	Digby
Province	NS
Postal Code	B0V 1A0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Double, Wired, Gravel, Single
# of Garages	2

Interior

Interior Features	High Speed Internet
Appliances	Dryer, Washer, Refrigerator
Heating	Forced Air, Furnace, Ductless, Radiator
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Unfinished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Shingle Siding, Wood Siding
Foundation	Concrete Perimeter, Other

School Information

Elementary	Digby Elementary School
Middle	Digby Regional High School
High	Digby Regional High School

Additional Information

Zoning	General
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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