

\$425,000 - 100 Marshland Road, Belleisle

MLS® #202311421

\$425,000

3 Bedroom, 2.00 Bathroom, 1,169 sqft

Residential on 3.20 Acres

V4, Belleisle, NS

Looking for waterfront property with all the perks to incorporate cottage life all year round? This unique 3 acre property on the salt water Annapolis River has it all! Modern, newer 3 bedroom, 2 bath home just minutes from Bridgetown or Historic Annapolis Royal between the North and South Mountains. 6 major appliances, 3 heating options - heat pump, baseboard electric, air exchanger, water filtration system. As a bonus a newly installed Pacific Energy propane stove, generator hookup added to the meter so in case of power failure you can just hook your generator directly to the base of the meter. Relax on the Pergola covered deck and watch the abundant wildlife: eagles, herons, cranes and more. BBQ on the north side of to enjoy the setting sun behind the mountain. In addition, a private metal roofed Gazebo at the shore's edge, an oasis on a hot summer afternoon. Soak in the 6 person enclosed hot tub on front deck. Landscape is mostly fenced to secure little ones and family pets with your own graveled path along the adjoining creek. Outbuildings include 16x24 new metal building with power, to store boat, new 12x24 guest cabin with power plus internet from home wifi, 12x16 garden shed. Single 20x30 heated garage has plenty of storage space. Newer drilled well and infiltrator raised bed septic system. Fish for herring, mackerel, shad and sturgeon from your boat or dock. Cruise the Annapolis River to Annapolis Royal or Bridgetown public launches with access to



local pubs. 498 ' riverfront plus 700' on Gesner Brook. Year round living in nature's backyard with all the amenities.

Essential Information

MLS® #	202311421
Price	\$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,169
Acres	3.20
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	February 1st, 2024

Community Information

Address	100 Marshland Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Belleisle
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

Utilities	Electric, Propane, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Single, Heated Garage, Wired, Gravel
# of Garages	1
View	River
Is Waterfront	Yes
Waterfront	River Front, River Access

Interior

Interior Features	Ensuite Bath, High Speed Internet
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Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator, Water Purifier
Heating	Baseboard, Ductless, Other Heating/Cooling
Cooling	Other Heating/Cooling
Fireplace	Yes
Fireplaces	Propane
Basement	None

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Partial Landscaped, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block

Additional Information

Zoning	GD - GENERAL DEVELOPMENT ZONE
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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