

\$654,000 - 280 West Steadman Road, Grafton

MLS® #202312247

\$654,000

3 Bedroom, 2.50 Bathroom, 1,730 sqft

Residential on 8.70 Acres

V2, Grafton, NS

Welcome to "The Oaks", a well appointed gracious home set on 8.7 tranquil acres in the beautiful Annapolis Valley. From the moment you enter the newly installed circular driveway, you will fall in love with this magnificent property and leave your cares behind. The exquisite older home was moved to the location 10 years ago, set on a new foundation, stripped to the studs and beautifully finished in period style bringing the old together with the new. Enter from the generous covered porch area into the large foyer with crafted storage cabinetry for all the items which need to be hidden from view. Convenient laundry nook behind closed doors leads off the hallway as does powder room at the far end. Continue through to the open concept elegant living, kitchen and dining area with impressive custom cabinetry throughout. The living space incorporates a beautiful woodstove with ducting to ensure heat is distributed through the lower level. Work from home in the office set to the side of the living room. The upper level comprises the spacious luxurious primary bedroom with ensuite, two further bedrooms and the main bathroom. The home has a stunning outlook over the open field with attractive cleared pine forest to the side and mixed forest comprising the rear section of the property. Take a leisurely evening stroll over the field and through the woods before enjoying time on the expansive patio by the firepit while the sun sets. You will also enjoy the wonderful perennial gardens



and be able to grow all your own vegetables in abundance in the large garden set to the side of the property. Many upgrades including quartz countertops throughout, decking, extensive landscaping and additional cabinetry. Wired for generator. Storage shed 12 x 17. Almost 5â€™ basement height provides extensive storage space. Conveniently situated 7 minutes to Berwick, 15 minutes to Kentville and close to highway access with Halifax only an hour and fifteen minutes away.

Built in 2013

Essential Information

MLS® #	202312247
Price	\$654,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,730
Acres	8.70
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 14th, 2023

Community Information

Address	280 West Steadman Road
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Grafton
County	Kings
Province	NS
Postal Code	B0P 1E0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Circular Driveway, Gravel, Parking Spaces(s)

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Freezer - Chest, Refrigerator
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Crawl Space, Unfinished

Exterior

Lot Description	3 to 9.99 Acres, Landscaped, Level, Wooded
Roof	Metal
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Somerset And District Elementary School
High	Central Kings Rural High School

Additional Information

Zoning	A1
--------	----

Listing Details

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

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 24th, 2025 at 9:32am ADT