

\$199,995 - 8219 Highway 101, Barton

MLS® #202312718

\$199,995

8 Bedroom, Bathroom,
Residential Income on 0.99 Acres

V4, Barton, NS

Welcome to Barton house, extensively renovated just over 11 years ago, this grand Victorian era home is currently divided into 4 units – Units 1, 2, 3 are 2 bedrooms Unit 4 is a 3 bedroom. All units include fridge, stoves, washers & dryers – tenants pay utilities (other than one house meter for common area lighting and well pump). The history of this home includes a large family home, a hotel (see the 1800's log book in the Admiral Digby Hotel) and various formats of apartments / room rentals. In the past two years the dug well has been replaced with a drilled well, as well as the septic system has been completely redone with one that meets current day standards (since it is on a well & septic – no water bills). The heating system has been replaced with all electric baseboard heating (separate meters for each unit). Extensive electrical upgrades were made back in 2012. The current zoning allows for many uses (buyer to verify) – Could make a great owner-occupied Bed & Breakfast, Air B&B, writers retreat, convert back to a large family home / home plus income or leave as a fully occupied turnkey 4 – plex. Some other key points about this property are the large grounds, with a huge grass common area around the property that leads back to a rock wall, apple trees and a trail to a large hill that over looks the Saint Mary's Bay (which can also be viewed from the upper units). The location is close to the town of Digby (which features all amenities, such as Walmart,



Superstore, Canadian Tire, Digby Pines Golf Course, medical centre and of course many small shops and restaurants in the picturesque downtown area). The property & area must be seen to be appreciated, just a short 2 hr 20 min drive from Halifax. Note: property is being sold AS IS Where IS, Sellers have not lived in the property so cannot fill out a PCDS. 2012 the renovations included (but not limited to) All new vinyl window inserts, exterior doors replaced,

Built in 1873

Essential Information

MLS® #	202312718
Price	\$199,995
Bedrooms	8
Acres	0.99
Year Built	1873
Type	Residential Income
Sub-Type	Quadruplex
Status	Closed
Date Sold	April 10th, 2025

Community Information

Address	8219 Highway 101
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Barton
County	Digby
Province	NS
Postal Code	B0W 1H0

Amenities

Utilities	Electricity Connected
Parking Spaces	1
Parking	Aggregate, Gravel, Single

Interior

Appliances	Electric Range, Dryer - Electric, Washer, Refrigerator, Stove, Dryer
Heating	Baseboard
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	1 to 2.99 Acres
Roof	Asphalt
Construction	Wood Siding
Foundation	Perimeter Wall, Stone

School Information

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

Additional Information

Zoning	None
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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