

\$279,900 - 1763 River Road, Bear River

MLS® #202313486

\$279,900

1 Bedroom, 1.00 Bathroom, 790 sqft

Residential on 8.66 Acres

V4, Bear River, NS

This one bedroom house/cabin is located near the Village of Bear River, The private sanctuary is located along a dirt road, approx. 3km from the Village, which sits between the Historical town of Annapolis Royal and Digby, the Scallop Capital of the World. The micro climate and affordability of this small home living opportunity are conducive to a sustainable living concept. There are 2 parcels of land; 2 acres of flat land along the river and approx. 6 acres of wooded area, upon a hill, with dwelling and finished workshop. Dwelling is 700 sq ft of living space with loft and a one car garage, (insulated and presently used as a workshop) with loft measuring 20x30 and artist studio. There is a garden shed and a sheltered outdoor platform space for wood storage. There are 2 wells; gravity fed water systems ensure water supply during power outages. Situated among this quiet wooded area is a small gravity fed pond. Recent upgrades include installation of perennial beds, raised and in ground veggie gardens, greenhouse, small garden tool shed, chicken coop, fruit trees and berry bushes. Driveway is a gravel surface. Recent upgrades include cedar shingles, metal roof, new windows, new patio door, wood stove/chimney, interior paint, bathroom upgrades in 2014. Heat is wood & electricity. Current heating costs approx, \$1200 annually. Indoor living space is open concept. Off main living room area is a bathroom, laundry, bedroom and kitchen. Small screened in porch, which is utilized as



summer dining area.

Essential Information

MLS® #	202313486
Price	\$279,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	790
Acres	8.66
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 16th, 2023

Community Information

Address	1763 River Road
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Bear River
County	Digby
Province	NS
Postal Code	B0S 1B0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Heated Garage, Wired, Gravel
# of Garages	1
Is Waterfront	Yes
Waterfront	Across Road, River Access, Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Dryer, Washer, Freezer - Chest, Refrigerator
Heating	Baseboard

Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Partial, Unfinished, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Partial Landscaped, Rolling Slope, Sloping/Terraced, Wooded
Roof	Metal
Construction	Shingle Siding
Foundation	Pillar/Post/Pier

School Information

Elementary	Digby Elementary 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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