

\$759,000 - 68 Marshland Road, Belleisle

MLS® #202314399

\$759,000

3 Bedroom, 2.00 Bathroom, 2,135 sqft

Residential on 2.30 Acres

V4, Belleisle, NS

Situated on a bend of the Annapolis River, this lovely waterfront property is located on an ideal setting in the heart of the historic Annapolis Valley. Stunning views of pastures, rolling hills and the river surround the property. Set off on a country road away from the highway, the scale of this home is warm and intimate. Built in 1841 in what was once the Acadian village 'Belleisle' is carefully restored and renovated by the current owner in recent years. The quality and craftsmanship are noted as one steps inside and immediately gets a sense of the high end finishes throughout. The house is two levels, with three bedrooms, two bathrooms. A patio off the family room or dining room provides a lovely outdoor space for entertaining with family and friends, or simply relaxing in the comfort of complete privacy and solitude. The family room windows on 3 sides capture the views all day long. Open kitchen area with quartz countertops, wonderful cabinets, with dining overlooking the patio area. A separate room in front of the house makes an ideal office space, library or main floor bedroom. The second level accessed by the original curved staircase has another full bath with more views! Primary bedroom has its own balcony. On 2.3 acres with 312 feet of water frontage, the property has substantial barn, a flower garden and mature fruit trees and shrubs. Miles of open water for boating and fishing! Most furnishings will remain.



Built in 1841

Essential Information

MLS® #	202314399
Price	\$759,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,135
Acres	2.30
Year Built	1841
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 31st, 2025

Community Information

Address	68 Marshland Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Belleisle
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel, Parking Spaces(s)
View	River
Is Waterfront	Yes
Waterfront	River Front, River Access

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Range Hood
Heating	Baseboard, Ductless
# of Stories	1
Stories	One and One Half

Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	1 to 2.99 Acres, Partial Landscaped, Level
Roof	Asphalt
Foundation	Stone

School Information

Elementary	Bridgetown Regional Community School
Middle	Bridgetown Regional Community School
High	Bridgetown Regional Community School

Additional Information

Zoning	GD - GENERAL DEVELOPMENT ZONE
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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