

\$399,000 - 9581 Highway 217, Waterford

MLS® #202314666

\$399,000

2 Bedroom, 1.50 Bathroom, 1,635 sqft

Residential on 7.65 Acres

V4, Waterford, NS

Sitting well above the main road this lovely 1.5 level home with generous sized rooms and a restroom both upstairs and down, is nothing shy of supreme. Admire the South facing views capturing St.Mary's Bay, accompanied by frequent sounds of waves lapping against the shoreline. A wrap-around deck completes this home with it's extension of outdoor living space, idyllic to entertain guests. The opportunity is here to easily create an inlaw suite or AirBnB guest house as you have a large room with it's own private entrance available with water hook up, electricity, electric heater and opportunity for a wood stove installation, once again completing it with those South facing water views! You could also build a guest bunkie or two on the already cleared field at the rear of the home that bringing those views to an even higher level. If nature is your passion, the grounds offer plenty of weather protection with ideal space for fruit trees, gardens or an orchard as it's believed to have had years ago. All ready for you is a greenhouse and a workshop to hone in on your carpentry skills and don't forget you have a detached garage too. Plenty of covered space is included here for your firewood that you can simply harvest from your own land to maintain that cozy comfort within the home. Only a 15 minute proximity to the town of Digby and located on the school bus route, you can understand why this home is suited for a range of people. Children, adults and pets as well, would be entertained with a



walk along the beach below you, just minutes from your home. Travel down the highway 217 towards East Ferry and you'll find a gas & convenience store, Driftwood Greenhouses, a Provincial park, multiple beaches and the opportunity to see whales in the summer months are all conveniently nearby. There is so much offered with this more than 7 acre property that you need to see it for yourself!

Built in 1982

Essential Information

MLS® #	202314666
Price	\$399,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,635
Acres	7.65
Year Built	1982
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 13th, 2023

Community Information

Address	9581 Highway 217
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Waterford
County	Digby
Province	NS
Postal Code	B0V 1A0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	2
Parking	Detached, Single, Gravel
# of Garages	1
View	Bay

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Washer, Refrigerator
Heating	Baseboard
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Basement	None

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Partial Landscaped, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Pillar/Post/Pier, Slab

Additional Information

Zoning	GD
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Listing Details

Listing Office	Exit Realty Town & Country
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