

\$499,000 - 644 St. George Street, Annapolis Royal

MLS® #202314827

\$499,000

4 Bedroom, 1.50 Bathroom, 3,200 sqft

Residential on 0.77 Acres

V4, Annapolis Royal, NS

On one of the loveliest residential streets in the province, 644 St. George Street is encircled by mature plantings designed for maximum impact with a "no fuss" understanding of today's active lifestyles. This classic Georgian home is punctuated by a trio of dormers with floor to cove windows and a centre hall plan. The sensitive renovation and restoration incorporates modern sensibility and efficiency with the best of traditional architecture; providing all the "must haves" on any discerning buyer's list. High ceilings, crown mouldings, multiple fireplaces, a grand staircase, great flow and proportions. Extensive upgrades include a new heating system, electrical, insulation, kitchen, appliance packages, exterior and chimney work. Full list available on request. Upon entering the main foyer, the attentions of professional designers is evident in every curated detail of this special property. Generous principal rooms include a living room, library, den, formal dining room, and a cheerful and newly refreshed kitchen with a laundry room and home office. The original maid's staircase to the second floor, plus an invaluable mudroom with utility sink in addition to a side entry hall, maximizes efficiency and convenience. For a quiet escape, the inviting sunroom bathed in golden morning light. A powder room is tucked discreetly off of its own hall, rounding off the main floor. The second floor offers a landing with window seat & 3 spacious bedrooms, a



4-piece bath, walk in closet, and at the top of the private stair, an original maid's bedroom that also makes a perfect home office. 644 is a wonderful residential package, which also offers you the opportunity to develop the carriage house (contains garage and loft), and to create additional gardens, landscaping (a greenhouse?) on the verdant 3/4-acre lot, as desired. All within walking distance to restaurants, cafes, shops, theatre, farmers market and much more, in vibrant Annapolis Royal.

Built in 1819

Essential Information

MLS® #	202314827
Price	\$499,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	3,200
Acres	0.77
Year Built	1819
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 1st, 2023

Community Information

Address	644 St. George Street
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Annapolis Royal
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

Utilities	Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, 1.5, Wired, Paved
# of Garages	2

Interior

Interior Features	High Speed Internet
Appliances	Stove, Washer/Dryer, Refrigerator
Heating	Furnace, Hot Water, Radiator
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	0.5 to 0.99 Acres, Partial Landscaped, Level
Roof	Asphalt
Construction	Wood Siding
Foundation	Stone

School Information

Elementary	Champlain Elementary School
Middle	Annapolis West Education Centre
High	Annapolis West Education Centre

Additional Information

Zoning	RSU
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Listing Details

Listing Office	Engel & Volkers (Annapolis Royal)
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