

\$399,000 - 174 St George Street, Annapolis Royal

MLS® #202314924

\$399,000

3 Bedroom, 2.00 Bathroom, 1,430 sqft

Residential on 0.10 Acres

V4, Annapolis Royal, NS

Welcome to 174 Saint George Street in Annapolis Royal, Nova Scotia! This charming heritage house, built in 1832, offers a unique opportunity as it is zoned for both residential and commercial use(Mixed use), making it perfect for those seeking a versatile property with a view. Featuring 3 bedrooms, 2 bathrooms, a den, a large private back yard and two generous sizes sheds this home has been lovingly maintained and updated. The kitchen has been recently updated, with beautiful butcher block countertop, and a new kitchen sink and faucet. With two heat pumps and a newly installed one upstairs ensures year-round comfort and energy efficiency. a new wood stove provides warmth and coziness during colder months, complementing the recently uncovered, sanded, and varnished spruce floors. One of the highlights of this property is the great water view. With the Annapolis River just across the street. Living in this neighborhood offers a delightful blend of convenience and charm within steps of your front door, access to a memorial park directly across the road, the Annapolis Royal Wharf, numerous bakeries, and artisanal shops, ideal for exploring and indulging in local delights. The nearby boardwalks and walking trails allow you to immerse yourself in the natural beauty of the area. History enthusiasts will appreciate the proximity to the Fort Anne National Historic Site, while culture enthusiasts can enjoy the King's Theatre, offering a variety of film



screenings and dance performances. Don't miss the opportunity to own this wonderful property in Annapolis Royal, Nova Scotia, where heritage charm and modern amenities converge. The homeowner has taken meticulous care of this property, ensuring the peace of mind of future owners. The home has been repainted inside & outside, installed a battery backup emergency sump pump in the basement, The upstairs bathroom updated, and a new exterior door and more, call today to book a showing of this beautiful gem.

Built in 1832

Essential Information

MLS® #	202314924
Price	\$399,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,430
Acres	0.10
Year Built	1832
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 2nd, 2023

Community Information

Address	174 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	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, None
View	Bay, Harbour, Ocean, Other

Interior

Interior Features	High Speed Internet
Appliances	Range, Dryer - Electric, Washer, Microwave, Refrigerator
Heating	Forced Air, Ductless, Stove
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full

Exterior

Lot Description	Under 0.5 Acres, Cleared, Partial Landscaped, Level
Roof	Asphalt
Construction	Shingle Siding, Wood Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	Res/Com
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Listing Details

Listing Office	Exit Realty Town & Country
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