

# \$395,000 - 271 Riverview Road, Bear River

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MLS® #202318341

## \$395,000

3 Bedroom, 2.00 Bathroom, 2,000 sqft  
Residential on 2.21 Acres

V4, Bear River, NS

This classic 19th century home with 21st century updates offers traditional character and craftsmanship, and modern amenities. Completely renovated in 2002, with major upgrades in the last 5 years including new roof shingles, new septic system, all plumbing replaced with Pex, oil tank, main floor lighting, appliances, decking, and more. Perched above the Bear River valley on 2.2 acres with views of the countryside and river from the deck and 2nd floor. Paths lead through hardwoods to a brook cascading along the south boundary, a place to enjoy the sights and sounds of Nature. Areas around the house with light landscaping include a charming front walkway through flower gardens, secluded behind an attractive new privacy fence. Under crimson maples, it's a perfect spot to enjoy a good book in the warm afternoon light. This home has large, light-filled rooms with many windows and high ceilings. A welcoming entry hall sets the tone, with elegant lighting and honey toned pine floors. To the left is a den with lovely pine floors and bay window. The expansive living room and dining area offers a wall of book shelves, a bay window, a wood stove, and two sets of French doors leading to a large deck; a great place for coffee in the morning sun, or evenings under the stars. The large kitchen wing (built c. 2002) has ceramic tile floors and custom oak cabinets (painted white), lots of counter space and great light. A laundry room, a 4-piece bath and another entry hall &



closet is also part of this section of the house. Upstairs is a large primary bedroom with cedar lined closet, and two other bedrooms; one with walk-in closet, one with a cedar lined closet. The 2nd 4 piece bath has a brand new tub/shower and new shower & sink taps. There's a storage room off the hallway. Rounding off this great property is a functional walk-out basement with concrete floor and windows, plus 2 sheds. Located close to the village of Bear River and just 15 minutes from Digby amenities

Built in 1870

### Essential Information

MLS® #	202318341
Price	\$395,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,000
Acres	2.21
Year Built	1870
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 27th, 2023

### Community Information

Address	271 Riverview Road
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Bear River
County	Digby
Province	NS
Postal Code	B0S 1B0

### Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel

## Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Forced Air, Furnace, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

## Exterior

Lot Description	1 to 2.99 Acres, Hardwood Bush, Partial Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Stone

## School Information

Elementary	Digby Elementary School
Middle	Digby Regional High School
High	Digby Regional High School

## Additional Information

Zoning	Res
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## Listing Details

Listing Office	Engel & Volkers (Annapolis Royal)
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