

\$599,000 - 40 North Street, Granville Ferry

MLS® #202320612

\$599,000

3 Bedroom, 2.00 Bathroom, 2,153 sqft
Residential on 1.80 Acres

V4, Granville Ferry, NS

Welcome to this enchanting Cape style home in sought after Granville Ferry ! Built in 1990 by a premiere local builder, and set on an extremely private 1.8 acre water view lot, this custom built home combines the charm of yesteryear with convenience of modern living. Invisible from the street, yet in a vibrant village with all the benefits of living in town including municipal services. As you step inside, youâ€™ll be greeted by a warm and inviting ambiance, with a large mudroom/entry The spacious kitchen, which is the heart of the home, features DeCoste cherry cabinetry, quartz countertops, and bespoke tile work. The kitchen is open to a large family room with a glass front wood stove, and patio doors that connect the space to a large private deck. The sunny main level also features a spacious formal dining room, large living room, pantry, and full bath. The second level offers 3 large bedrooms, the primary is enhanced by a room size walk in closet, and additional family bath. The lower level has an additional space for a private home office or media room, laundry, workshop and grade level walkout entry. Outside, youâ€™ll discover a massive (320 sq ft) 2 level deck better described as an outdoor room~ ideal for outdoor entertaining and relaxation. Enjoy your own private sanctuary in this delightful setting featuring low maintenance perennial gardens, curated foundation plantings, mature trees and even a large vegetable patch. With its easily accessible location, this home offers the



perfect balance of tranquility and convenience
a stone's throw from historic Annapolis Royal.

Built in 1990

Essential Information

MLS® #	202320612
Price	\$599,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,153
Acres	1.80
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 10th, 2024

Community Information

Address	40 North Street
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Granville Ferry
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected
Parking	No Garage, Gravel
View	Harbour

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Baseboard, Ductless, Stove

Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

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

Additional Information

Zoning	GD - GENERAL DEVELOPMENT ZONE
--------	-------------------------------

Listing Details

Listing Office	RE/MAX Banner Real Estate
----------------	---------------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 24th, 2025 at 10:33am ADT