

\$1,795,000 - 364 Castle Frederick Road, Upper Falmouth

MLS® #202322012

\$1,795,000

3 Bedroom, 3.00 Bathroom, 3,400 sqft

Residential on 100.00 Acres

V1, Upper Falmouth, NS

Nestled in the rolling foothills of the Avon River Valley is this pristine and private 100-acre estate with over a mile of river frontage along the west branch of the Avon River.

Spectacular old growth Acadian forests, sun splashed meadows and dyke lands define this remarkable property. Set back from the road this home is perfect for the discerning buyer seeking privacy. Enjoy glorious country living in the bright and sunny 3,400 sq.ft. home designed by Kassner Goodspeed Architects and built by master builder Greg Redden. All post and beams were sourced from the property and built by award winning TimberhArt Woodworks. The architectural antique entrance doors graced renowned developer W.D. Piercey's Halifax home for decades before beginning their new life at this beautiful home. The main floor has an open plan layout featuring in-floor heating and a light-filled great room with soaring ceilings. Both the sunroom and dining room open to an expansive outdoor patio space. A double sided, wood burning fireplace leads to the custom DeCoste kitchen featuring a walk-in pantry, large kitchen island, breakfast nook and brand-new stainless-steel appliances. A large office with wood-burning stove can double as a 4th bedroom with the convenience of a full bathroom beside it. Rounding off this level is the side entrance with a large double closet and a laundry room with a new washer and dryer. Upstairs, the primary retreat will become your personal oasis. Enjoy a cozy



reading nook, a morning coffee station, spacious ensuite, beautiful custom cabinetry and a walk-in closet. Two large bedrooms and family bathroom with a linen cupboard complete this level. Awaiting your design ideas is a large bonus area in the walk-out lower level with in-floor heat already in place, and a detached 3 car garage offers ample room for your vehicles. This property includes a metal barn which can be adapted to a variety of purposes. Your private 100 acre estate awaits!

Essential Information

MLS® #	202322012
Price	\$1,795,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,400
Acres	100.00
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	February 1st, 2024

Community Information

Address	364 Castle Frederick Road
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Upper Falmouth
County	Hants
Province	NS
Postal Code	B0P 1P0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3

Parking	Detached, Triple, Wired
# of Garages	3
Is Waterfront	Yes
Waterfront	River Front, River Access, Stream/Pond

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Electric Range, Dishwasher, Dryer - Electric, Washer, Freezer - Chest, Refrigerator
Heating	Baseboard, Fireplace(s), In Floor
Fireplace	Yes
Fireplaces	Wood Burning Stove, Wood Burning
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Lot Description	50 to 100 Acres, Partially Cleared, Hardwood Bush, Landscaped, Level, Rolling Slope, Wooded
Roof	Asphalt
Construction	Brick, Vinyl Siding, Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Windsor Forks District School
Middle	West Hants Middle School
High	Avon View High School

Additional Information

Zoning	AR2
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Listing Details

Listing Office	Sotheby's International Realty Canada
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