

\$585,000 - 5469 Highway 1, Granville Centre

MLS® #202323093

\$585,000

4 Bedroom, 2.50 Bathroom, 2,752 sqft

Residential on 3.00 Acres

V4, Granville Centre, NS

Nestled on a picturesque 3-acre property, this 200+ year old century farmhouse seamlessly blends historic charm with modern living. Meticulously renovated 15 years ago, it stands as a testament to timeless elegance and thoughtful design. The landscape features a meandering brook, lush fields, mature trees, and low-maintenance gardens adorned with blueberry bushes, creating a serene backdrop. This property isn't just a home; it's an opportunity. Hosting a thriving antique business for 15 years, it offers the potential to continue a similar operation with tons of inventory included. Ideal for year-round or seasonal ventures, it allows entrepreneurial dreams to flourish. The main residence boasts bright rooms, a spacious kitchen, main floor bath & laundry, a wood stove, and a sunroom added just 7 years ago. Abundant storage ensures practicality meets style. Additionally, there's an attached in-law or rental suite, historically rented for \$1000/mo in winter and \$2500/mo in summer on platforms like Airbnb. This unit is separately power metered, guaranteeing both privacy and independence for guests or tenants. Beyond its charm, this property holds great promise as a hobby farm, inviting sustainable living and agricultural pursuits. Whether you're captivated by entrepreneurial ventures, farming dreams, or seeking a tranquil retreat, this farmhouse offers a canvas for your aspirations. Seize the chance to own a piece of history and a thriving business, where tranquility meets opportunity.



This farmhouse isn't just a property; it's a lifestyle waiting to be embraced. Your idyllic farmhouse living experience starts here.

Built in 1815

Essential Information

MLS® #	202323093
Price	\$585,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,752
Acres	3.00
Year Built	1815
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 4th, 2024

Community Information

Address	5469 Highway 1
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Granville Centre
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking	Detached, Wired, Other, Gravel, Multiple Driveways
Waterfront	Stream/Pond

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator

Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Lot Description	3 to 9.99 Acres, Landscaped, Level, Softwood Bush
Roof	Asphalt
Construction	Wood Siding
Foundation	Stone

Additional Information

Zoning	Gen Dev
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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