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

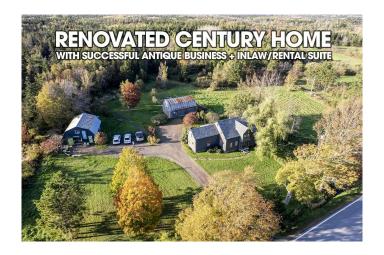
MLS® #202323093

## \$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

# **Listing Details**

Listing Office RE/MAX Banner Real Estate

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