

\$370,000 - 4871 Highway 1, Granville Centre

MLS® #202323235

\$370,000

4 Bedroom, 2.00 Bathroom, 2,100 sqft

Residential on 11.16 Acres

V4, Granville Centre, NS

Discover your new home at 4871 Highway 1, Granville Centre. This charming 4-bedroom, 2-bathroom bungalow is perfect for first-time homebuyers and growing families alike. Set back from the road on a sprawling 11.16-acre lot, the property offers a peaceful, rural lifestyle while still being close to the historic Town of Annapolis Royal with its boardwalk, Fort Anne, shopping, and restaurants. Inside, you'll find a bright and spacious eat-in kitchen, a separate dining room for entertaining, and a large primary bedroom with an ensuite bathroom. Stay comfortable year-round with two heat pumps, baseboard heaters, and a wood stove with a Selkirk chimney for that extra cozy touch. Outside, enjoy the walking trail at the French Basin, just minutes away. The property boasts a large rear deck, a fenced-in dog run, a garden shed, raised beds, a few fruit trees, and seasonal berries. The home is complete with a poured concrete crawl space, new hot water tank, drilled well, municipal sewer and parking spaces for several vehicles. Don't miss this opportunity to make this well maintained home yours – arrange a viewing today!



Built in 2008

Essential Information

MLS® #	202323235
Price	\$370,000
Bedrooms	4

Bathrooms	2.00
Full Baths	2
Square Footage	2,100
Acres	11.16
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 18th, 2024

Community Information

Address	4871 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 Spaces	2
Parking	No Garage, Double, Gravel
View	River

Interior

Interior Features	High Speed Internet
Appliances	Range, Dishwasher, Dryer - Electric, Washer, Range Hood, Refrigerator
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove, Electric
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	10 to 49.99 Acres, Partially Cleared, Partial Landscaped, Level
Roof	Asphalt

Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

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

Additional Information

Zoning	General
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Listing Details

Listing Office	Engel & Volkers (Annapolis Royal)
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