

# \$305,000 - 505 Granville Street, Bridgetown

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MLS® #202325821

**\$305,000**

5 Bedroom, 2.00 Bathroom, 2,100 sqft

Residential on 13.00 Acres

V4, Bridgetown, NS

Welcoming you to Bridgetown, locals and visitors alike can easily recall "the big red house" on the edge of town; a stately century home sitting on a sprawling 13 acres, featuring five bedrooms, 2 full bathrooms, and a large barn with electricity, water and box stalls, that held cattle in previous years. Attached to the back of the home is a useful and very spacious garage and workshop. While benefitting from the convenience of municipal water and sewer and being within walking distance to restaurants, grocery store, the new P-12 school, parks and all amenities, 505 Granville Street also has a flexible zoning variance that allows for better use of the land and barn, providing the opportunity for a unique lifestyle that seamlessly blends two worlds - modern convenience and the simple charm of living off the land; a balance that caters to the comfort of contemporary living while also embracing a more rustic lifestyle. Whether you wish to have gardens & nurseries, a hobby farm, cattle feed lot or maybe opening a bed & breakfast has been your dream - it all can be made possible here (for more uses, please refer to the Bridgetown Land use bylaw)! Inside there is plenty of space for a large family and is heated with oil-forced air, and a WETT-certified wood cook stove as a secondary source for both heating and cooking. The interior staircase and front dormer stand as a testament to the intricate craftsmanship of years gone by, and though some worthwhile TLC is needed to bring this



home back to its former glory, it has been priced accordingly to allow for updates. An opportunity this rare isn't often present in this price range, and it is not difficult to see the value a bit of sweat equity can bring to this once vibrant "big red house".

Built in 1806

**Essential Information**

MLS® #	202325821
Price	\$305,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,100
Acres	13.00
Year Built	1806
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 3rd, 2024

**Community Information**

Address	505 Granville Street
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Bridgetown
County	Annapolis
Province	NS
Postal Code	B0S 1C0

**Amenities**

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Wired, Dirt
# of Garages	2

**Interior**

Interior Features	See Remarks, High Speed Internet
Heating	Forced Air, Furnace, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Unfinished, Walk-Out Access

## Exterior

Lot Description	10 to 49.99 Acres, Cleared, Partial Landscaped, Level, Softwood Bush
Roof	Asphalt
Construction	Shingle Siding
Foundation	Stone

## School Information

Elementary	Bridgetown Regional Community School
Middle	Bridgetown Regional Community School
High	Bridgetown Regional Community School

## Additional Information

Zoning	Res
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## Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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