

\$360,000 - 6473 Highway 1, Belleisle

MLS® #202400385

\$360,000

5 Bedroom, 2.00 Bathroom, 2,040 sqft

Residential on 60.00 Acres

V4, Belleisle, NS

If quiet, country living, complete with water views, is what you are after! you have found the perfect property! Located in Belleisle, between Annapolis Royal and Bridgetown, you will find this gem nestled on 60 acres of land. This property is a hobby farmer's dream! The land is a perfect mixture of everything the outdoor enthusiast could ask for! fields, woodland, a pond and a bonus babbling brook is the cherry on top! Wake up to lovely views of the Annapolis River and step outside with a coffee and be greeted by nothing but nature and a breath of fresh country air! This 5 bedroom, 2 bath home features an upgraded kitchen paired perfectly with the old world charm of original hardwood floors, stairs, trim and moldings, exposed brick, a cozy wood stove, and a sunporch. The kitchen is nice and bright thanks to a large bay window perfect for a window seat or breakfast nook. There is original, custom built-in cabinetry throughout that provides loads of storage. This farmhouse has beautiful natural light on every floor, including the second floor landing which is just screaming for a cozy reading nook! Outside you will find not 1 but 2 BONUSSES! a wired barn with full loft and loads of space just waiting to be used and enjoyed by you or some four legged farm friends AND the newly constructed outbuilding makes for great storage. Many upgrades have been included for your convenience and comfort including a newly drilled well (2022), recently updated septic, furnace, and windows. If you are



looking for a country homestead to call your own with loads of privacy, potential and rustic charm, this is the property for you!

Built in 1871

Essential Information

MLS® #	202400385
Price	\$360,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,040
Acres	60.00
Year Built	1871
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 27th, 2024

Community Information

Address	6473 Highway 1
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Belleisle
County	Annapolis
Province	NS
Postal Code	B0S 1K0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Wired, Dirt
# of Garages	1
View	River

Interior

Interior Features	Ensuite Bath, High Speed Internet
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Appliances	Electric Range, Dryer - Electric, Washer, Freezer, Refrigerator
Heating	Baseboard, Furnace, Hot Water, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	50 to 100 Acres, Partially Cleared, Hardwood Bush, Sloping/Terraced, Softwood Bush, Wooded
Roof	Asphalt
Construction	Shingle Siding, Vinyl Siding, Wood Siding
Foundation	Stone

School Information

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

Additional Information

Zoning	WR - WIND RESOURCE ZONE/GD - GENERAL DEVELOPMENT
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Listing Details

Listing Office	Exit Realty Town & Country
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