

\$120,000 - 977 Purdy Road, Bear River

MLS® #202401069

\$120,000

Bedroom, Bathroom, 400 sqft

Residential on 13.50 Acres

V4, Bear River, NS

Beautiful 13.5 acre property in Bear River. New driveway, new approved and inspected septic system, new dug well. Has 2 small buildings that are 10 x 20 each, one is used as a small single garage/workshop. Other is a small cottage with well pump system and filter system including UV light filter. Power was not brought up to buildings as solar system from motorhome used to power everything. Water is piped into cottage. NS power as well as fiber optic Internet available at bottom of driveway. Cottage is not totally finished inside, partially insulated and drywalled, top quality windows and doors, floor completely insulated, roof is sheathed plus membrane and metal roof. Strong 2x6 wall construction and metal reinforcement. Floor 2x10 and 5/8 OSB. Garage is same construction but 3/4 OSB floor. Both buildings can be moved if wanted. Many beautiful spots to build dream home, one is overlooking year round creek that runs along north property boundary or on south side on top of small incline that could afford a view of valley. Or you could bring a trailer and solar and use as is.



Essential Information

MLS® #	202401069
Price	\$120,000
Square Footage	400
Acres	13.50

Type	Residential
Sub-Type	Cottage / Rec. Properties
Style	Cottage/Camp
Status	Closed
Date Sold	April 15th, 2024

Community Information

Address	977 Purdy Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Bear River
County	Annapolis
Province	NS
Postal Code	B0S 1B0

Amenities

Utilities	Other
Parking Spaces	2
Parking	Single, Gravel
# of Garages	1
Waterfront	Stream/Pond

Interior

Interior Features	See Remarks
Appliances	None
Heating	No Heating/Cooling
Cooling	No Heating/Cooling
Basement	None

Exterior

Lot Description	10 to 49.99 Acres, Partially Cleared, Not Landscaped, Wooded
Roof	Metal
Construction	Vinyl Siding
Foundation	None

School Information

Elementary	Clark Rutherford Memorial School
High	Annapolis West Education Centre

Additional Information

Zoning General

Listing Details

Listing Office RE/MAX Banner Real Estate

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