

\$585,000 - 4035 Highway 201, Carleton Corner

MLS® #202402739

\$585,000

4 Bedroom, 2.00 Bathroom, 2,000 sqft

Residential on 53.36 Acres

V4, Carleton Corner, NS

This unique opportunity doesn't come along often in today's market! A renovated century home sitting on prime farmland in the picturesque Annapolis Valley, known for its active tourism and agriculture industries. Only limited by your imagination, the possibilities are endless with a total of 8 outbuildings all in excellent condition, apple and pear trees, gooseberries, haskap, currants & blueberries, you can truly "live off the land"! 50+ acres of space including frontage on the Annapolis River. Take a step back in time (but without all the updates)! Spacious principal rooms are great for entertaining with lots of energy efficiency upgrades including three new heat pumps, added woodstove, and spray foam insulation in the basement all completed in 2023. All new flooring on the main level with a renovated kitchen (appliances included) that leads to the large sundeck with no maintenance Trex decking and aluminum railings. Four large bedrooms means there is room for everyone and upper-level laundry is another convenient feature you're sure to love. Two 3pc bathrooms both up and down with the potential to make the main floor den into another bedroom if needed. The full basement features a walk up to the backyard and up to date systems. Tons of storage & hobby space with 2 detached garages (one insulated), a 60x35 Quonset hut. This set up is perfect for those looking to hobby farm with potential for a variety of business ventures! The multiple sheds and large 44x46 barn with



equipment shed are ready to accommodate all your furry friends! No shortage of things to do with lots of local attractions or hop on the nearby rails to trails system great for horseback riding or ATV's. Luxurious wedding venue, a private retreat, busy farm or your own executive estate, this property is one in a million & ready to make those life long dreams into a reality!

Built in 1870

Essential Information

MLS® #	202402739
Price	\$585,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,000
Acres	53.36
Year Built	1870
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 24th, 2024

Community Information

Address	4035 Highway 201
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Carleton Corner
County	Annapolis
Province	NS
Postal Code	B0S 1C0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Wired, Other, Gravel, Parking Spaces(s), Paved

View	River
Is Waterfront	Yes
Waterfront	River Front, River Access

Interior

Interior Features	High Speed Internet
Appliances	Range, Dishwasher, Refrigerator
Heating	Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	50 to 100 Acres, Cleared, Level
Roof	Metal
Construction	Vinyl Siding
Foundation	Stone

Additional Information

Zoning	GD
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Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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