

# \$220,000 - 7777 Highway 1, Upper Granville

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MLS® #202403428

**\$220,000**

3 Bedroom, 1.50 Bathroom, 1,900 sqft

Residential on 3.51 Acres

V3, Upper Granville, NS

Welcome to this charming farmhouse full of original charm! This rustic beauty is bursting with character and boasts numerous upgrades throughout. Step inside to discover a cozy haven featuring 3 bedrooms and 1.5 baths, perfect for any family! Some recent upgrades include new windows, new main portion of roof, new pressure tank, new pellet stove, new pantry, new half bath added, custom built kitchen island and SO much more! Exposed beams and original hardwood flooring add to the farmhouse charm, evoking a sense of history and nostalgia. The kitchen is a delightful space, complete with a charming pantry and the cutest rustic features. Enjoy a cozy pellet stove in the living room and an entrance to your workshop or man cave with ample space for tinkering. Outside, the property is a gardener's paradise, with a large garden area and raised beds, just waiting to be cultivated with your garden favourites. Small outbuildings include, greenhouse, chicken coop and a small barn. The perfect property for homesteaders! Berries, Apples, Herbs, Hazelnuts, and more are all planted and just waiting for Spring! This farmhouse is a canvas awaiting your personal touches, offering endless possibilities for homesteading and hobby farming. Located just minutes from the popular town of Annapolis Royal and Bridgetown. Be sure to check this property out!

Built in 1915



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202403428               |
| Price          | \$220,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 1.50                    |
| Full Baths     | 1                       |
| Half Baths     | 1                       |
| Square Footage | 1,900                   |
| Acres          | 3.51                    |
| Year Built     | 1915                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | April 15th, 2024        |

## Community Information

|              |                  |
|--------------|------------------|
| Address      | 7777 Highway 1   |
| Area         | Annapolis Valley |
| District     | Annapolis County |
| Sub-District | V3               |
| City         | Upper Granville  |
| County       | Annapolis        |
| Province     | NS               |
| Postal Code  | B0S 1K0          |

## Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Utilities | Cable Connected, Electricity Connected, Phone Connected |
| Parking   | No Garage, Gravel, Parking Spaces(s)                    |

## Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | See Remarks, High Speed Internet               |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Refrigerator |
| Heating           | Forced Air, Stove                              |
| Fireplace         | Yes                                            |
| Fireplaces        | Fireplace(s)                                   |
| # of Stories      | 1                                              |
| Stories           | One and One Half                               |
| Has Basement      | Yes                                            |
| Basement          | Full, Unfinished                               |

**Exterior**

|                 |                                                   |
|-----------------|---------------------------------------------------|
| Lot Description | 3 to 9.99 Acres, Partially Cleared, Level, Wooded |
| Roof            | Asphalt, Metal                                    |
| Construction    | Shingle Siding                                    |
| Foundation      | Stone                                             |

**Additional Information**

|        |           |
|--------|-----------|
| Zoning | GD- MIXED |
|--------|-----------|

**Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Atlantic (Greenwood) |
|----------------|-----------------------------------|

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Listing information last updated on October 28th, 2025 at 6:02am ADT