

# \$599,900 - 31 Babineau Heights, Annapolis Royal

MLS® #202404199

**\$599,900**

5 Bedroom, 2.50 Bathroom, 3,500 sqft  
Residential on 3.30 Acres

V4, Annapolis Royal, NS

First time on the market - 5 bedroom executive home on three acres of land just a short stroll from all of Annapolis Royal's amazing amenities. Beautifully designed and well built, this home was ahead of its time. The main floor features a living room with fireplace, formal dining room with built-ins, vintage kitchen with self contained eating area. Also on the main floor is the large primary bedroom with lots of closets and full ensuite bathroom, offering one level living as we get older. Upstairs are four large additional bedrooms, two bathrooms and a wonderful sitting area. The basement houses the two car garage, workshop, office, laundry and modern systems. In case of power failure there is a Generac system and propane. Situated on over three acres with a paved driveway, gorgeous beamed sun room, and patio, this property is a rare find. Book your showing today! This property is being sold "as is, where is" and the TD Financial Group Schedule "A" must accompany all offers.



Built in 1958

## Essential Information

MLS® #	202404199
Price	\$599,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2

Half Baths	1
Square Footage	3,500
Acres	3.30
Year Built	1958
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 14th, 2024

### Community Information

Address	31 Babineau Heights
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Annapolis Royal
County	Annapolis
Province	NS
Postal Code	B0S 1A0

### Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	Garage, Wired, Paved

### Interior

Interior Features	Ensuite Bath, See Remarks, High Speed Internet
Heating	Baseboard, Furnace, Hot Water
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

### Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Partial Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Aluminum Siding
Foundation	Concrete Perimeter

**School Information**

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

**Additional Information**

Zoning	R1
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**Listing Details**

Listing Office	RE/MAX Banner Real Estate
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