

\$455,000 - 5435 Granville Road, Granville Ferry

MLS® #202404551

\$455,000

3 Bedroom, 2.00 Bathroom, 1,680 sqft

Residential on 0.31 Acres

V4, Granville Ferry, NS

First time on market in almost 50 years, this well-loved and maintained century home is sure to please. Situated in picturesque and desirable Granville Ferry it beckons to slow your pace of life, relax on the covered south-facing porch and watch the tide ebb and flow as villagers stroll by. Functional layout with three good-sized bedrooms, full bath on each level, convenient mud-room entrance at rear and an open-concept kitchen/living area. Large kitchen with spacious counters and wood cabinetry. Lots of thermopane windows bring in abundant light from sunrise to sunset. Everything is in great shape and ready for a new family to enjoy from day one! Ample insulation (including spray foam on foundation) allows the oil/wood furnace to keep this home efficiently nice and toasty. Low-maintenance exterior, municipal sewer/water and low rural/county taxes make this an appealing package. Single detached/wired garage (16x20, built in 2000), an additional wired garage (12x16, 2022), an 8x14 shed, and an attached shed provide plenty of room for workshops and storage. Ultra fast fibre-opt internet (1Gbps) available. Wonderful location in the heart of Granville Ferry with Annapolis Royal being just a short pleasant promenade away. Don't let this one slip away - come and join this friendly community! (Church next door is residential and only seasonally occupied).

Built in 1865



Essential Information

MLS® #	202404551
Price	\$455,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,680
Acres	0.31
Year Built	1865
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 16th, 2024

Community Information

Address	5435 Granville Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Granville Ferry
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Single, Wired, Shared
# of Garages	1
View	Ocean

Interior

Interior Features	Central Vacuum, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Forced Air
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Unfinished

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Stone

School Information

Elementary	Champlain Elementary School
High	Annapolis West Education Centre

Additional Information

Zoning	Gen Dev
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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