

\$695,000 - 5019 Granville Road, Granville Ferry

MLS® #202405937

\$695,000

4 Bedroom, 2.50 Bathroom, 3,676 sqft

Residential on 13.55 Acres

V4, Granville Ferry, NS

“Chestnut Hill” is a unique and charming property of 13.55+ acres comprising two parcels: the Residence (circa 1850) on 8.98+ acres and the adjoining 4.57+ acres woodland. Chestnut Hill is nestled in Granville Ferry less than five minutes’ drive to the many amenities and attractions of historic Annapolis Royal. The residence offers 3,676 sq.ft. of living space which incorporates the benefits of modern day living. It has had the same owners since Summer 1986. It has been carefully maintained and improved to bring Chestnut Hill to its current very comfortable state. Starting from the side entrance the Residence's ground floor features a wonderful farm kitchen with fireplace, front dining room and den just off the front entrance hall. The latter rooms overlook the Annapolis River. After backtracking and passing the utility room the large Primary bedroom in back features large windows, an en suite bath, and a large walk-in closet. After passing through the kitchen and the back foyer the ground floor also includes a large living room with floor length windows and a fireplace before moving on to the inviting sun room which is the focal point for entertaining. The sun room is bordered by wide, floor length windows allowing the occupants to observe and savour Mother Nature while comfortably inside. The serenity and beauty of the calm waters of the Annapolis River make the sun room a perfect entertainment venue for family and guests. The three upstairs bedrooms are all spacious in view of the period. The larger



has oak flooring and a double walk-in closet. There is also a full bath upstairs. In sum, Chestnut Hill is an outstanding property to be enjoyed by discerning persons who will be nourished and renewed by its beauty and calm going forward.

Essential Information

MLS® #	202405937
Price	\$695,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,676
Acres	13.55
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Closed
Date Sold	September 6th, 2024

Community Information

Address	5019 Granville Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Granville Ferry
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Detached, Double, Wired, Paved, Single
# of Garages	2
View	River

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Electric Cooktop, Electric Oven, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Baseboard, Forced Air, Furnace
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Other

Exterior

Lot Description	10 to 49.99 Acres, Partially Cleared, Partial Landscaped, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Slab, Stone

School Information

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

Additional Information

Zoning	GB
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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Listing information last updated on October 24th, 2025 at 10:33am ADT