

\$300,000 - 2775 Highway 362, Margaretsville

MLS® #202408244

\$300,000

3 Bedroom, 1.00 Bathroom, 1,350 sqft

Residential on 0.82 Acres

V3, Margaretsville, NS

Be sure not to miss out on this rare find! Known by locals as the “Buoy House”, this charming property offers captivating ocean views and a spacious yard ready for gardening. From the moment you step through the arched front door, the cozy light filled interior and character features such as the softwood floors will instantly make you feel at home. Gather around the living room woodstove on a chilly winter night, or take in some vitamin D in the south facing four season sunroom. The eat in kitchen features included appliances, XL pantry unit plus open shelving, and a big window facing the everchanging Bay of Fundy. The main floor bedroom abuts the 4pc bath, and the large laundry room is also on the main level, making this home accessible to all age demographics. The upper level is where you will find two additional bedrooms, plenty of storage, and a landing area where you can browse the net or read a book while taking in the view. Heading back outside, veggie lovers will delight with the large garden plot ready for seedlings, not to mention your very own raspberry patch! A total of five outbuildings that are all in good condition adds to the appeal. The wired workshop could be converted back into a single car garage if needed, along with a cute garden/potting shed, double carport, and storage shed. Wait until you check out the guest bunkie! Perfect for visitors or use as a private work from home space, the building is wired and has a stainless-steel chimney ready for your wood



stove. Reliable high-speed internet and a municipal water connection are two more added benefits, in addition to the recent roof shingles (2023) and fresh exterior painting (2024). Margaretsville is a popular spot in the Annapolis Valley, with its historic functioning lighthouse, fishing wharf, boardwalk, and a variety of community events. Are you ready to relocate or come back home to the valley? The value in our province may draw you in, but the lifestyle that will have you packing your bags!

Built in 1938

Essential Information

MLS® #	202408244
Price	\$300,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,350
Acres	0.82
Year Built	1938
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 16th, 2024

Community Information

Address	2775 Highway 362
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Margaretsville
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking	No Garage, Circular Driveway, Gravel
View	Bay, Harbour, Ocean

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Forced Air, Furnace, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Crawl Space, Full

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped
Roof	Fiberglass
Construction	Aluminum Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	gd
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Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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