

# \$179,000 - 11828 Highway 1, Brickton

MLS® #202409249

**\$179,000**

1 Bedroom, 1.00 Bathroom, 725 sqft

Residential on 2.80 Acres

V3, Brickton, NS

Welcome to this remarkable 2.8-acre property nestled along the serene Annapolis River! Step into a world reminiscent of the Shire with this secluded gem that offers quintessential cottage-style living. The heart of the home is a spacious living/dining area featuring a cozy wood stove with a charming concrete hearth. A galley-style kitchen, a bathroom, and an additional cozy living space complete the main floor, while a large bedroom awaits in the loft above the kitchen. Embrace your green thumb with the attached greenhouse, perfect for early planting. Multiple sheds dot the property, ideal for woodworking or storage, while the expansive land offers potential for a small hobby farm. With flourishing gardens, perennial plants, and fruit trees, self-reliance is easily achievable here. Adding to the allure is a whimsical treehouse nestled by the water's edge, providing an enchanting retreat for leisurely evenings spent listening to the gentle murmur of the river. Furthermore, the conscientious approach to off-grid living is evidenced by the inclusion of a rain collection system, equipped with a UV light for purifying water, ensuring a reliable and environmentally friendly water source. Additionally, a dormant dug well remains on the premises, offering further potential for water access. Notably, the absence of a traditional septic system is addressed through the utilization of a chemical toilet, reflecting the previous owner's commitment to sustainable living practices.



**Essential Information**

MLS® #	202409249
Price	\$179,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	725
Acres	2.80
Type	Residential
Sub-Type	Cottage / Rec. Properties
Status	Closed
Date Sold	July 11th, 2024

**Community Information**

Address	11828 Highway 1
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Brickton
County	Annapolis
Province	NS
Postal Code	B0S 1P0

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected
Parking	No Garage, Gravel, Multiple Driveways
Is Waterfront	Yes
Waterfront	River Front, River Access

**Interior**

Appliances	Refrigerator
Heating	Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Partial, Unfinished

**Exterior**

Lot Description	1 to 2.99 Acres, Cleared, Landscaped
Roof	Asphalt, Metal
Construction	Shingle Siding
Foundation	Other

### **Additional Information**

Zoning	GD - GENERAL DEVELOPMENT ZONE
--------	-------------------------------

### **Listing Details**

Listing Office	Exit Realty Town & Country
----------------	----------------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 15th, 2025 at 10:33am ADT