

\$385,000 - 109 South Street, Carleton Corner

MLS® #202410148

\$385,000

4 Bedroom, 1.50 Bathroom, 2,026 sqft

Residential on 0.93 Acres

V4, Carleton Corner, NS

Here is a great opportunity to live in an historic but progressive town and have your business in the backyard! Bridgetown is known as the friendliest town in the Annapolis Valley! This 4 bedroom century home was built in 1838 and has retained many craftsman features. The eat-in country kitchen boasts an original fireplace, now enhanced with a ceramic wood stove and you will delight in the authentic fit & finishes such as Dutch door closets, bedroom hearths, original door hardware and decorative trim. The full height, modern walk-out basement is a pleasant surprise. The owners have maintained the property exceptionally well - new roof, new deck, new heat pumps, fresh paint etc. The wired and heated fully finished carriage house was built 12 years ago and was used as a gift shop. It has a full undeveloped loft and plumbing has been roughed in. Municipal water & sewer could easily be extended to the carriage house, making this the perfect guest house, Air B&B or other commercial enterprise - hair salon, dance studio, music studio etc. The possibilities are endless! Zoning allows for a variety of residential and commercial uses. You will be walking distance to all Bridgetown amenities, but because this property is located just outside of town limits the taxes are low. The generous back and side yards are fully landscaped with mature trees and gardens. When you step onto the lawn you can visualize the elaborate garden parties that once took place here. An easy walk takes you



to the downtown core of Bridgetown with a grocery store, pharmacy, hardware store, liquor store, bank, library, restaurants and more. The Bridgetown school system has earned a reputation for being progressive with a high standard of education. The popular Harvest Moon Trail system that takes you all the way to Historic Annapolis Royal by bike or 4-wheeler is just down the road! Come fall in love with Bridgetown! Be sure to watch the 360 degree virtual tour & LIVE walkabout!

Built in 1839

Essential Information

MLS® #	202410148
Price	\$385,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,026
Acres	0.93
Year Built	1839
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 25th, 2024

Community Information

Address	109 South Street
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Carleton Corner
County	Annapolis
Province	NS
Postal Code	B0S 1C0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Double, Wired, Gravel
# of Garages	2

Interior

Interior Features	Secondary Suite, See Remarks, High Speed Internet
Appliances	Stove - Gas, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Furnace, Heat Pump, Hot Water, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped, Level, Wooded
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

School Information

Elementary	Bridgetown Regional Community School
Middle	Bridgewater Junior Senior High School
High	Bridgewater Junior Senior High School

Additional Information

Zoning	GD - GENERAL DEVELOPMENT ZONE
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Listing Details

Listing Office	Viewpoint Realty Services Inc.
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