

\$524,000 - 9354 Highway 337, Georgeville

MLS® #202411160

\$524,000

4 Bedroom, 2.00 Bathroom, 2,602 sqft

Residential on 5.87 Acres

N/A, Georgeville, NS

Beautiful Home located along the Northumberland Strait in the community of Georgeville, 19 minutes from the Town of Antigonish, two minutes from the ocean and 10 minutes from Pickleball in Arisaig. This 4-bedroom, 2 bathroom, engineered open concept home with double thermal walls for high efficiency, plank oak flooring and solid wood doors is designed for passive solar with large south facing windows. The engineered multi-level living spaces provide the perfect backdrop for creating lasting memories, whether it's holiday celebrations or quiet nights by the fire. Included is a home office which can be changed into a 5th bedroom and a front entrance greenhouse/solarium. Large eat in kitchen with island, separate Dining Room, walk-in pantry/laundry room. Spacious Cathedral ceiling multi level living/family spaces. The two level second floor has a skylight and additional nooks for exercise or hobbies. The home has an ETS (Electrical Thermal Storage) system which provides discounted electric power, 2 heat pumps and electric baseboard. In addition, the house is professionally outfitted with lightning rods and shingled with two layers of western cedar. Located on 5.9 acres of land this property is bordered by 150 acres of Provincial lands. The property has a gas-powered electrical generator. The large workshop and storage shed (28'x24') is a handyman's dream, fully heated and wired for all your projects and tools. The house roof was re-



shingled in 2022 with 30-year shingles.
Outside there is a raised garden bed, fruit trees and berry bushes. Imagine summer afternoons tending your garden, evenings filled with laughter and music, and the serene beauty of nature all around.

Built in 1992

Essential Information

MLS® #	202411160
Price	\$524,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,602
Acres	5.87
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 1st, 2024

Community Information

Address	9354 Highway 337
Area	Highland Region
District	302-Antigonish County
Sub-District	N/A
City	Georgeville
County	Antigonish
Province	NS
Postal Code	B2G 2L1

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Heated Garage, Wired, Other, Gravel

Interior

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

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Hardwood Bush, Landscaped, Level, Sloping/Terraced, Softwood Bush
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	H. M. Macdonald Elementary School
Middle	St. Andrew Junior School
High	Dr. John Hugh Gillis Regional High School

Additional Information

Zoning	Rural
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Listing Details

Listing Office	Viewpoint Realty Services Inc.(Antigonish)
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