

\$899,000 - 230 Old Trunk 1 Road, Deep Brook

MLS® #202412693

\$899,000

3 Bedroom, 2.50 Bathroom, 2,696 sqft

Residential on 22.07 Acres

V4, Deep Brook, NS

STUNNNER ALERT! This is the Annapolis Valley oceanfront oasis you have been looking for! With 2.07 acres of impeccably maintained landscaping plus an additional 20 acre low tidal lot, all set on the world famous Bay of Fundy coastline, your dreams will become reality as you take sunset walks on your 550 feet of private, sandy beach. Digging your own clams on your own property will make for unforgettable experiences as you host family and friends at the epitome of oceanside guest entertaining. This quality ICF constructed home features in floor, hot water heating on all 3 levels and was custom built for this specific location. Quality craftsmanship are evident throughout. The living room features a large stone, wood burning fireplace with a sky lit vaulted ceiling and a row of large windows showcasing the amazing ocean view. Step outside to the large patio where you can enjoy the fresh ocean air and gaze over your private beach while you soak in the sunshine, warm breeze and beautiful scenery of East Coast ocean life. This home has to be seen to be believed and has recently undergone significant updates, including the addition of 16 kW whole home propane generator (Generac), a brand new kitchen with quartz countertops, a complete renovation to the main bathroom with a stand alone tub, 2 new heat pumps on 2 levels for summertime cooling & efficient winter heating, all new appliances, the addition of a new powder room on the lower level, new oil tank, new electric water heater and updated



electrical, switch plates & receptacles. Exterior improvements include the addition of new gardens, a brand new greenhouse and significant updates to the landscaping throughout. The property also features a large 28' x 26' wired and heated double car garage and a large shed. You don't want to miss out on this rare opportunity! Reach out today for more information or schedule a viewing with your favourite REALTOR® and come and see ocean life at its finest!

Built in 2005

Essential Information

MLS® #	202412693
Price	\$899,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,696
Acres	22.07
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Date Sold	September 4th, 2024

Community Information

Address	230 Old Trunk 1 Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Deep Brook
County	Annapolis
Province	NS
Postal Code	B0S 1J0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Heated Garage, Wired, Multiple Driveways, Parking Spaces(s), Paved
# of Garages	2
View	Bay, Ocean
Is Waterfront	Yes
Waterfront	Waterfront, Ocean Front, Access: Bay, Ocean Access, Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer - Electric, Washer, Range Hood, Refrigerator
Heating	Fireplace(s), Ductless, In Floor
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Exterior Features	Balcony
Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	ICFs (Insulated Concrete Forms), Stone
Foundation	Insulated Concrete

School Information

Elementary	Clark Rutherford Memorial School
Middle	Annapolis West Education Centre
High	Annapolis West Education Centre

Additional Information

Zoning	MX
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Listing Details

Listing Office	Royal LePage Atlantic (New Minas)
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