

\$459,000 - 737 St George Street, Annapolis Royal

MLS® #202413548

\$459,000

3 Bedroom, 2.00 Bathroom, 1,320 sqft

Residential on 0.42 Acres

V4, Annapolis Royal, NS

Step inside the seasonal sun porch of this charming home in Annapolis Royal, where classic character meets modern convenience. This home features a cozy fireplace fitted with a Jotul wood-burning stove, beautiful real wood flooring, and a stunning staircase that adds to its timeless appeal. The open kitchen and dining space, features butcher block countertops and modern appliances, leading to an elevated, sunny and private deck. Main floor Bath/Laundry is equipped with stackable Bosch laundry equipment for your convenience. The full Bath on the second floor has been completely renovated to meet modern standards. Year-round comfort throughout the seasons with a whole-home ducted heat pump for heating and cooling. High and dry basement offers a great workspace, storage and includes a roll-up garage door to the backyard, making it easy to access yard equipment and bikes etc. and opens under the deck providing a protected patio area overlooking a garden with numerous raised beds and beautiful landscaping. Outdoor amenities include an outdoor wood-fired oven, BBQ, wood storage shelves and fencing. All major appliances, a generator, all blinds included, and many furnishings and electronic equipment are available for purchase. Extensive upgrades to heating, electrical systems, kitchen, bath, deck and more have been made, ensuring this home is move-in ready and perfect for modern living. This modest-sized home in Annapolis



Royal is ideal as a year-round residence or a seasonal retreat away from the city.

Built in 1932

Essential Information

MLS® #	202413548
Price	\$459,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,320
Acres	0.42
Year Built	1932
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 30th, 2024

Community Information

Address	737 St George Street
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Annapolis Royal
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Range, Dryer - Electric, Washer, Freezer - Stand Up, Freezer - Chest, Microwave, Refrigerator
Heating	Forced Air, Heat Pump
Cooling	Ducted Cooling

Fireplace	Yes
Fireplaces	Wood Burning Stove, Fireplace(s)
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Exterior Features	Balcony, Barbecue
Lot Description	Under 0.5 Acres, Partially Cleared, Landscaped, Partial Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt, Fiberglass
Construction	Shingle Siding, Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Champlain Elementary School
Middle	Annapolis West Education Centre

Additional Information

Zoning	R1
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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