

\$425,000 - 5019 Highway 201, West Paradise

MLS® #202414919

\$425,000

6 Bedroom, 2.00 Bathroom, 3,025 sqft

Farm on 30.00 Acres

V3, West Paradise, NS

Nestled along the tranquil banks of the Annapolis River in Paradise, this extraordinary family homestead is more than just a property; it's a living testament to the passage of time and the enduring spirit of generations past. This 6-bedroom, 2-bathroom farmhouse exudes charm and character at every turn, seamlessly blending cherished yesteryear features with the comforts of modern living. Step into the heart of the home—a spacious eat-in kitchen and a cozy living room with a fireplace beckon as sanctuaries for shared meals and quiet evenings. For formal occasions, a gracious dining room awaits, while a welcoming family room offers a haven for storytelling and celebrations. The main level also hosts a convenient bedroom and full bath. Outside, a quaint covered front verandah and inside, a sunroom provides idyllic retreats for morning tea, evening wine, or simply unwinding with a good book. Upstairs, discover five additional bedrooms, each uniquely adorned, offering ample space and comfort for family and guests alike. A bathroom with a separate water closet enhances privacy and convenience. The property extends its embrace with a "long shed" perfect for a workshop or tractor storage, a spacious barn for livestock/hay storage, and a garage offering workshop space and additional storage on its upper level. The barn and garage are equipped with durable metal roofs. Set on approximately +/- 30 acres, featuring workable farmland,



majestic trees, vibrant perennials, and a graceful circular driveway, every corner invites appreciation of nature’s beauty. Adding to its allure, a beloved playhouse stands as a testament to childhood joys and imaginative adventures, a cherished part of the property's legacy. This enchanting farmstead eagerly awaits its next family ready to embrace its warmth, create new memories, and continue its rich tapestry of stories. Don’t miss the opportunity to make this remarkable estate your own. Contact us today to arrange your private showing!

Essential Information

MLS® #	202414919
Price	\$425,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	3,025
Acres	30.00
Type	Farm
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 1st, 2024

Community Information

Address	5019 Highway 201
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	West Paradise
County	Annapolis
Province	NS
Postal Code	B0S 1C0

Amenities

Utilities	Electricity Connected, Phone Connected
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Parking Spaces	2
Parking	Detached, Single, Circular Driveway
# of Garages	1
View	River
Is Waterfront	Yes
Waterfront	River Front, River Access

Interior

Interior Features	See Remarks
Appliances	Stove, Refrigerator
Heating	No Heating/Cooling
Cooling	No Heating/Cooling
Fireplace	Yes
Fireplaces	Fireplace(s)
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Unfinished, Walk-Out Access

Exterior

Lot Description	Partially Cleared, Landscaped, Level, Sloping/Terraced, 10 to 49.99 Acres
Roof	Asphalt, Metal
Construction	Shingle Siding
Foundation	Stone

School Information

Elementary	Bridgetown Regional Elementary School
Middle	Bridgetown Regional High School
High	Bridgetown Regional High School

Additional Information

Zoning	AG
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Listing Details

Listing Office	Exit Realty Town & Country
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