

# \$599,000 - 9311 Highway 1, Meteghan River

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MLS® #202415193

**\$599,000**

6 Bedroom, 2.00 Bathroom, 3,044 sqft

Residential on 4.00 Acres

V4, Meteghan River, NS

Nestled in a serene coastal setting, this historic home provides a tranquil escape with stunning views of St. Mary's Bay. Enjoy colourful sunsets, over the bay, from your backyard and take advantage of this 300' waterfront property. With both lake and ocean views, and lake access directly on the property, this home is a rare gem. The ocean is easily accessible and just steps away. The house boasts 6 spacious bedrooms, including a convenient main-floor bedroom and a guest suite upstairs. Featuring a large kitchen with round counter, perfect for entertaining. The elegant dining room offers plenty of space for gatherings and showcases the home's beautiful original hardwood flooring and woodwork. The sunroom adds warmth and charm. The home has been thoughtfully updated to meet modern standards without compromising its historic allure. Recent updates include a completely resingled roof in 2023, a brand new electrical panel, water pump, and hot water heater. The one year old heat pumps provide efficient heating and cooling. Additionally, all windows were replaced 6yrs ago. Extra insulation was blown in ensuring year round comfort and efficiency. The wood trim, staircase, and banister have been preserved in their original state, showcasing the home's timeless elegance. Situated on 4 acres, the expansive backyard features beautiful landscaping, a large gazebo and a serene lily pond creating a peaceful and private setting. Conveniently



central to both the towns of Digby and Yarmouth and close to local amenities.  
Schedule a private viewing today!

Built in 1859

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202415193               |
| Price          | \$599,000               |
| Bedrooms       | 6                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 3,044                   |
| Acres          | 4.00                    |
| Year Built     | 1859                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | October 1st, 2024       |

**Community Information**

|              |                  |
|--------------|------------------|
| Address      | 9311 Highway 1   |
| Area         | Annapolis Valley |
| District     | Digby County     |
| Sub-District | V4               |
| City         | Meteghan River   |
| County       | Digby            |
| Province     | NS               |
| Postal Code  | B0W 2L0          |

**Amenities**

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 1                                                                 |
| Parking        | Attached, Single, Wired, Gravel, Paved                            |
| # of Garages   | 1                                                                 |
| View           | Lake, Ocean                                                       |
| Is Waterfront  | Yes                                                               |
| Waterfront     | Lake, Lake Privileges                                             |

## Interior

|                   |                                         |
|-------------------|-----------------------------------------|
| Interior Features | High Speed Internet                     |
| Appliances        | Electric Range, Microwave, Refrigerator |
| Heating           | Forced Air, Ductless                    |
| # of Stories      | 1                                       |
| Stories           | One and One Half                        |
| Has Basement      | Yes                                     |
| Basement          | Unfinished                              |

## Exterior

|                 |                                      |
|-----------------|--------------------------------------|
| Lot Description | 3 to 9.99 Acres, Cleared, Landscaped |
| Roof            | Asphalt                              |
| Construction    | Wood Siding                          |
| Foundation      | Concrete Perimeter, Stone            |

## Additional Information

|        |         |
|--------|---------|
| Zoning | General |
|--------|---------|

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Engel & Volkers (Yarmouth) |
|----------------|----------------------------|

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Listing information last updated on November 2nd, 2025 at 1:02am ADT