

\$429,000 - 271 Riverview Road, Bear River

MLS® #202416058

\$429,000

3 Bedroom, 2.00 Bathroom, 2,000 sqft

Residential on 2.21 Acres

V4, Bear River, NS

This charming, 19th century home, with 21st century updates, offers original character and craftsmanship, modern systems, extensive landscaping, and the talented owner's unique style of rustic country decor. Set above the Bear River valley on 2.2 acres, there are views of the countryside and river from the deck and 2nd floor. Harris Brook cascades along the south boundary. New landscaping has maximized the gardens and outdoor living space, whether it be teatime or evenings by the fire pit. A custom-built shed is perfect for your outdoor supplies. The front walkway, secluded behind an attractive fence, passes through gardens and mature crimson maples setting the tone for your arrival. A welcoming entry hall leads to a bright, expansive interior with high ceilings and large windows. To the left is a den, which could also be a main floor bedroom with pine floors and bay window. The living and dining area is one large space with hardwood floors, bay window, Pacific Energy wood stove, and two sets of French doors leading to a large deck; a great place for morning coffee and evening barbecues. The newly remodelled eat-in kitchen has ceramic tile floors, modern and antique cabinetry, hardwood counter tops, new lighting, sink and taps. A laundry room, a 4-piece bath, and another entry hall and closet are also part of this section of the house, added in 2002. Upstairs, all 3 bedrooms have large closets; 2 cedar-lined and one walk in. The updated bathroom on this level has a new soaking tub



and new antique-style sink and taps. There's a storage room off the hallway. Completely renovated in 2002, the many major upgrades in the last 5 years include new roof shingles, septic system, new Pex plumbing pipes, oil tank, lighting, kitchen and bath remodel, decking, and more. Please request the updates list. Rounding off this great property is a functional walk-out basement with multiple rooms, concrete floors, and windows on 2 sides. Located close to beaches, walking trails, and the

Essential Information

MLS® #	202416058
Price	\$429,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,000
Acres	2.21
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 30th, 2024

Community Information

Address	271 Riverview Road
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Bear River
County	Digby
Province	NS
Postal Code	B0S 1B0

Amenities

Utilities	Electricity Connected, Phone Connected
Parking Spaces	2

Parking	No Garage, Double, Gravel
Waterfront	Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Forced Air, Furnace, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Exterior Features	Balcony
Lot Description	1 to 2.99 Acres, Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Stone

School Information

Elementary	Digby Elementary School
Middle	Digby Regional High School
High	Digby Regional High School

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Engel & Volkers (Annapolis Royal)
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