

\$349,000 - 1159 Granville Road, Victoria Beach

MLS® #202416334

\$349,000

3 Bedroom, 1.00 Bathroom, 915 sqft

Residential on 30.00 Acres

V4, Victoria Beach, NS

Rare opportunity to own this large 30 Acre parcel with almost 700' of private oceanfront in historic Victoria Beach. Imagine walking down your own private trail to your secluded waterfront cove to wander and beachcomb for seaglass and other ocean treasures at low tide. This property boasts stunning expansive elevated views of the Annapolis Basin from where it connects through to The Bay of Fundy and the world's highest tides in excess of over 20'! The land has already been prepared with multiple roads, trails and driveways accessing potential levelled building sites for your future scenic dream home or additional cottages/homes for friends and family. The large amount of road and ocean frontage could provide the opportunity for easy future subdivision and the general zoning would permit most types of development. The small 3 bedroom home has been recently updated to be even more energy efficient with the new heat pump(2024), exterior rear door(2024) and most of the windows(2024) replaced allowing you to save money residing on the property while proceeding with development, vacationing in the summer or simply enjoying everything this oceanfront retreat offers year round. The open concept kitchen and living room area provides a great space to entertain guests while the large front deck will be a favorite place of yours to relax and enjoy the amazing views. The property will be appreciated by gardeners and others who enjoy the long days provided by the south



facing exposure to enjoy the various apple trees, berries and wildflower gardens located around the property. Other features of the property include a couple of small ponds, a firepit area to enjoy summer nights roasting smores while taking in the milky way and even a delightful picnic area by the road overlooking the water. Don't miss this unique chance to proceed with the endless possibilities this property presents and book your showing today!

Built in 1986

Essential Information

MLS® #	202416334
Price	\$349,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	915
Acres	30.00
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 14th, 2024

Community Information

Address	1159 Granville Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Victoria Beach
County	Annapolis
Province	NS
Postal Code	B0S 1K0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	1
Parking	No Garage, Gravel, Single
View	Bay, Harbour, Ocean
Is Waterfront	Yes
Waterfront	Waterfront, Harbour, Ocean Front, Ocean Access, Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Electric Cooktop, Oven, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	10 to 49.99 Acres, Partially Cleared, Partial Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Pillar/Post/Pier

Additional Information

Zoning	GD
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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