

\$550,000 - 41 Belliveau Cove Branch, Belliveaus Cove

MLS® #202417601

\$550,000

3 Bedroom, 2.50 Bathroom, 1,800 sqft

Residential on 3.54 Acres

V4, Belliveaus Cove, NS

Step into a life of tranquil coastal charm at 41 Belliveau Branch, a quintessentially century residence that sits on the edge of the picturesque French Acadian Shore in Belliveaus Cove, Digby County. This century home, notable for its unique exterior colour, merges historical allure with the modern comforts desired by families seeking the perfect rural retreat. Nestled on an impressive 3.54 acres, this single-family dwelling offers a rare slice of seaside serenity with 442 ft. of water frontage on St Marys Bay. Imagine waking up to the gentle sounds of the waves and the invigorating scent of the ocean breeze right at your doorstep. The residence itself boasts three bedrooms, second floor laundry, and 2 bathrooms, providing ample space for a growing family. A large kitchen, complete with a pantry, serves as the heart of the home, ideal for preparing family meals and entertaining guests. The property's charm is further enhanced by an artist studio with kiln, offering a haven of creativity for the artistically inclined. For those requiring practicality alongside comfort, the generous garage building, with a workshop area, a convenient half bath presents a multitude of uses, while the double car area provides space for your vehicles. The delights of the locale are easily accessible, with a seasonal outdoor market nearby and a scenic boardwalk running behind the property, perfect for family strolls and soaking in the coastal atmosphere. Enjoy morning breakfasts on the porch with scenic



views of the lighthouse and wharf. During the summers, enjoy weekly community Lobster dinners and local Acadian folk music at the adjacent park. Plus, the proximity to the Highway 101 exit ensures that you are connected to the main highway. 41 Belliveau Branch isn't just a home; it's a lifestyle waiting for the right family to embrace its coastal embrace.*** Please note that the white fence has been removed now.

Built in 1905

Essential Information

MLS® #	202417601
Price	\$550,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,800
Acres	3.54
Year Built	1905
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 1st, 2024

Community Information

Address	41 Belliveau Cove Branch
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Belliveaus Cove
County	Digby
Province	NS
Postal Code	B0W 3T0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Heated Garage, Wired, Circular Driveway, Paved
# of Garages	2
View	Bay
Is Waterfront	Yes
Waterfront	Waterfront, Access: Bay

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Freezer - Chest, Range Hood, Refrigerator
Heating	Baseboard, 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

Lot Description	1 to 2.99 Acres, 3 to 9.99 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Shingle Siding
Foundation	Stone

Additional Information

Zoning	Res
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Listing Details

Listing Office	Engel & Volkers (Annapolis Royal)
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