

# \$334,000 - 65 Water Street, Digby

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MLS® #202418285

## \$334,000

3 Bedroom, 2.00 Bathroom, 3,105 sqft

Residential on 0.10 Acres

V4, Digby, NS

Are you looking for the perfect live/work space or to add to your investment portfolio? Your search is over with this beautifully renovated building located on the picturesque Digby waterfront. With the perfect mix of Residential and Commercial space, the possibilities here are endless and waiting for you. The property has been completely renovated and extensively upgraded, among others, with a newly redesigned and reconstructed building facade, new windows and doors throughout, 3 new ductless heat pumps for efficient summertime cooling and winter heating, a generator panel and a well planned out property drainage system. In addition, the commercial space has new hardwood flooring and 2 new washrooms and the apartment has a new bathroom, deck, wood stove and new cabinets, sink, countertop and appliances in the kitchen. Behind street facing door #1 you will make your way up the 1,526 sq. ft. upper level apartment where you will find a view of the ocean from the living room. This tastefully decorated living space features 3 bedrooms, an oversized 4 pc bathroom with a walkout to a private balcony overlooking the backyard, a large living room, a separate dining room and an enclosed 26' long sunroom/porch that also serves as your private laundry area with a beautiful washer & dryer ready to work for you and your family. Behind doors #2 & #3 you will enter the street level commercial/retail space where you will find a large 1,486 sq. ft. open concept space with 2 public and staff



washrooms, a commercial area sink, a heat pump and custom built shelving & display units throughout. An office area, 4 display windows and a separate room contribute to the functionality of the space. The space could easily be converted into 2 separate commercial/retail areas for additional rental income. On site parking adds to the appeal of this building with public street parking in the front and 3 private parking spots in the back dedicated to this building only. Only steps away from downtown.

Built in 1914

**Essential Information**

MLS® #	202418285
Price	\$334,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	3,105
Acres	0.10
Year Built	1914
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 30th, 2024

**Community Information**

Address	65 Water Street
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Digby
County	Digby
Province	NS
Postal Code	B0V 1A0

## Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel, Parking Spaces(s), Paved
View	Harbour

## Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer - Electric, Washer, Refrigerator
Heating	Furnace, Ductless, Hot Water, Stove
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony
Lot Description	Under 0.5 Acres, Cleared
Roof	Asphalt
Construction	Vinyl Siding, Wood Siding
Foundation	Block, Concrete Perimeter

## School Information

Elementary	Digby Elementary School
High	Digby Regional High School

## Additional Information

Zoning	C-1
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## Listing Details

Listing Office	Royal LePage Atlantic (New Minas)
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