

\$805,000 - 28 South Side Drive, Granville Centre

MLS® #202420111

\$805,000

3 Bedroom, 2.00 Bathroom, 2,623 sqft

Residential on 6.17 Acres

V4, Granville Centre, NS

This beautifully crafted 3 bedroom, 2 bath, Cape Cod with double detached, wired garage sits on 6.17 acres with 250+ft water frontage on the Annapolis River. It boasts pride of ownership. Set back from the main road you can enjoy privacy on your own piece of paradise in the Annapolis Valley, 5 minutes from the picturesque town of Annapolis Royal. This energy efficient home, heated with a Geothermal heating system and ICF insulated from basement to the eaves and a wood burning fireplace in the living room to keep you warm on those chilly evenings. On the main floor you will find an efficiently designed kitchen with plenty of cupboard space. For ease of entertaining there is an open concept dining room living room area, accented with a cathedral ceiling and fireplace with internal fan. A four-season sunroom (not ICF insulated, heated) can be accessed from the dining room for you to sit and enjoy your morning coffee or a beverage to wind down your day, with access to the private back deck and an amazing view of the river. Off to the side of the dining room you have your laundry area, mud room with exterior door to give you access to the fenced in side yard. and stairs to the basement which is a full open canvas for you to design for more living space. Large main floor primary bedroom with ensuite, air jet tub and plenty of closet space. To finish off this level is a nice spacious den or office that could be converted to a 4th bedroom. Upstairs you will find the library with a superb view and



a reading area, along with 2 more spacious bedrooms and a full bath. Power lines located underground to property. Paved & gravel driveway. Dock potential. This property has the potential for hobby farm or horses. Wired for generator to main electrical panel with plug in for generator in garage.

Built in 2007

Essential Information

MLS® #	202420111
Price	\$805,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,623
Acres	6.17
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
Date Sold	August 20th, 2024

Community Information

Address	28 South Side Drive
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Granville Centre
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Wired, Circular Driveway, Gravel, Paved

# of Garages	2
Is Waterfront	Yes
Waterfront	River Front, River Access

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Fireplace(s), Heat Pump
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Fireplace(s)
Has Basement	Yes
Basement	Unfinished

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Landscaped, Level
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter, Insulated Concrete

Additional Information

Zoning	GD - GENERAL DEVELOPMENT ZONE
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Listing Details

Listing Office	Exit Realty Town & Country
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