

\$400,000 - 8107 Highway 1, Upper Granville

MLS® #202421033

\$400,000

3 Bedroom, 2.00 Bathroom, 2,000 sqft

Residential on 63.00 Acres

V4, Upper Granville, NS

Modified New England Colonial style home built between 1774-1776 sits on about 63 acres of field and woodland. Minutes from Bridgetown and Annapolis Royal. This stately home has a recently painted exterior as well as a newer roof. Please note that there is deferred maintenance on the inside. The main floor features an eat-in country kitchen with woodstove, living room with bay window, recently renovated den, 3 piece bath, laundry and storage. Upstairs are three bedrooms, a 4 piece bathroom, and more storage. Set back from the road with acres of field and an older 60' x 40' barn, and a 23' x 18' workshop this property is a rare find and has real potential to be a hobby farm, horse lover's dream, home based business with high speed internet, or anything you can imagine. Please note that this property is being sold "as is, where is" with most of the furniture, items and junk included. There will be no list of inclusions. Also the seller needs a flexible closing date so that she can find a place to live.



Built in 1772

Essential Information

MLS® #	202421033
Price	\$400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	2,000
Acres	63.00
Year Built	1772
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 30th, 2025

Community Information

Address	8107 Highway 1
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Upper Granville
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	No Garage, Gravel, Single

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	None
Heating	Forced Air, Furnace, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	50 to 100 Acres, Partially Cleared, Level
Roof	Asphalt
Construction	Shingle Siding
Foundation	Stone

School Information

Elementary	Bridgetown Regional Community School
Middle	Bridgetown Regional Community School

Additional Information

Zoning	GD - GENERAL DEVELOPMENT ZONE
--------	-------------------------------

Listing Details

Listing Office	RE/MAX Banner Real Estate
----------------	---------------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.
Listing information last updated on October 28th, 2025 at 6:02am ADT