

\$449,000 - 4599 Highway 1, Granville Ferry

MLS® #202426096

\$449,000

3 Bedroom, 3.00 Bathroom, 2,251 sqft

Residential on 2.03 Acres

V4, Granville Ferry, NS

This impeccably maintained ranch-style home offers a blend of comfort, convenience and style in the idyllic village of Granville Ferry. Set back from the road on a beautiful 2.03-acre lot, this home provides ample space for family life. A covered front porch invites you to relax while overlooking the expansive front yard and the newly built (2023) private back deck with a gazebo is perfectly designed for family gatherings and effortless entertaining. The double attached garage is powered, heated, and offers easy interior access, making it an ideal workshop while an additional shed provides ample storage space. Inside, the warmth and charm of the open-concept kitchen, dining, and sunken living room create a welcoming environment ideal for daily life . The main floor features three comfortable bedrooms, including a spacious primary suite with a walk-through closet and private 3-piece ensuite. A 4-piece main bathroom and convenient laundry area with direct garage access complete the main level. The lower level expands the home's functionality with a divided family/rec room, a third 3pc bathroom and a versatile office space that could easily serve as a fourth bedroom if desired. Both floors are equipped with heat pumps, ensuring efficient heating and cooling year-round, the home is also wired for a generator, adding peace of mind. Just minutes from the causeway which has public river access and a short drive to the historic town of Annapolis Royal, this property combines the



best of rural tranquility with proximity to cultural amenities. This superb family home truly checks all the boxesâ€”time to start packing! Contact an Agent of your choice to schedule your viewing.

Built in 2001

Essential Information

MLS® #	202426096
Price	\$449,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,251
Acres	2.03
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	March 17th, 2025

Community Information

Address	4599 Highway 1
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Granville Ferry
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Heated Garage, Wired, Gravel
# of Garages	2

Interior

Interior Features	Central Vacuum, High Speed Internet
Appliances	Central Vacuum, Range, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Ductless
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	1 to 2.99 Acres, Partial Landscaped
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Champlain Elementary School
High	Annapolis West Education Centre

Additional Information

Zoning	R2
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Listing Details

Listing Office	Exit Realty Town & Country
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