

\$449,000 - 2436 Shore Road W, Delaps Cove

MLS® #202427113

\$449,000

4 Bedroom, 2.00 Bathroom, 1,860 sqft

Residential on 25.00 Acres

V4, Delaps Cove, NS

Attention hobby farm enthusiasts in search of a 25 acre homestead with ocean views! This may be the perfect spot for you! This beautifully renovated charmer could also make a great vacation property for those looking to escape to the Annapolis Valley of Nova Scotia. Features of this home include a mudroom with skylight connected to a main floor laundry room, a renovated country kitchen with granite countertops and a propane stove, a sunroom with ocean views, a main floor primary bedroom with ensuite bath, 3 additional bedrooms upstairs and a 2nd full bath. The electrical has been completely updated to 200 AMP service with a generator panel. There is a brand new ducted propane furnace and a ductless heat pump for added efficient heat and summertime cooling. The main living space also features a beautiful wood stove for cozy winter heat and ambiance. There is a brand new septic system and the basement has been completely spray foam insulated. There is a renovated, detached bunkie house in the backyard with a wood stove and bed, which would be great for guests. The large barn features 2 bays and a loft area along with connected chicken and rabbit coops. The significant renovations and updates to this property are too long to list here, but be sure to ask your REALTOR® for a copy of the complete upgrades list and feature sheet for this amazing property. An awesome feature of this acreage is the brook that runs through it, which is full of trout. There are a couple of



clearings at different locations along the brook that would make ideal spots for fishing cabins. Starlink HSI is on site for the work from home professionals to ensure constant, fast and reliable internet connectivity. This property is approximately 15 minutes drive to shops, groceries, restaurants and theatre in the historic coastal town of Annapolis Royal. And, fresh seafood, including lobster and scallops is available right off the boat in Parkers Cove 5 minutes away. This one is a beauty!

Built in 1777

Essential Information

MLS® #	202427113
Price	\$449,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,860
Acres	25.00
Year Built	1777
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 15th, 2025

Community Information

Address	2436 Shore Road W
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Delaps Cove
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

Utilities	Electric, Propane, Electricity Connected, Phone Connected
-----------	---

Parking Spaces	2
Parking	Detached, Single, Gravel, Parking Spaces(s), Other
# of Garages	1
View	Ocean

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove - Gas, Dishwasher, Dryer, Washer, Refrigerator
Heating	Forced Air, Ductless, Stove
Cooling	Ductless
Fireplace	Yes
Fireplaces	Gas
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Crawl Space, Full, Walk-Out Access

Exterior

Lot Description	10 to 49.99 Acres, Cleared, Hardwood Bush, Landscaped, Sloping/Terraced, Wooded
Roof	Metal
Construction	Shingle Siding
Foundation	Stone

School Information

Elementary	Champlain Elementary School
Middle	Annapolis West Education Centre
High	Annapolis West Education Centre

Additional Information

Zoning	MX
--------	----

Listing Details

Listing Office	Royal LePage Atlantic (New Minas)
----------------	-----------------------------------

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 12th, 2025 at 9:32pm ADT