

\$415,000 - 69 South Street, Carleton Corner

MLS® #202503196

\$415,000

3 Bedroom, 1.50 Bathroom, 2,294 sqft

Residential on 0.83 Acres

V4, Carleton Corner, NS

Welcome to this charming, Victorian home that sits on approx 3/4 of an acre and is nestled in the prestigious neighbourhood of Bridgetown, NS, in the beautiful Annapolis Valley. As the sun pours into the front foyer you will notice old world solid craftsmanship combined with modern style, upgrades and open spaces in this magnificent home. There have been significant engineer “designed structural changes to allow for a more open main floor plan, complemented by room partitioning for some preferred separation sought after by today's buyers. You will enjoy cooking for family and friends in this fabulous kitchen adorned with a stylish backsplash. The upgraded outlets and switches, high-quality draperies, and fixtures throughout the home ensure both style and functionality. On the second floor, a newly built walk-in closet has been added to the primary suite. At the end of the day you can relax in the large soaker tub or there is also a separate large shower designed with custom river rock. This home features a Mitsubishi heat pump and a WETT certified, high-quality, slow burning wood stove. This home also comes with an enhanced water treatment system that ensures clean and safe water for your household. A beautifully landscape yard offers a serene escape while the large, 2 story barn, divided into three bays with a workshop, provides ample space for storage and projects. There is also a fully fenced area for children and pets alike. And if all of this isn't enough,



there is a bonus, bright third floor area that is perfect for an artist or could even be made into a library with a perfect reading nook. This home has seen well over \$100,000 worth of work invested. Bridgetown's upscale Carleton Corner is sought after and enjoys lower property taxes than other jurisdictions in Annapolis County. Come fall in love with 69 South Street!

Built in 1910

Essential Information

MLS® #	202503196
Price	\$415,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,294
Acres	0.83
Year Built	1910
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 26th, 2025

Community Information

Address	69 South Street
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Carleton Corner
County	Annapolis
Province	NS
Postal Code	B0S 1C0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	2
Parking	Detached, Double, Wired, Gravel
# of Garages	2

Interior

Interior Features	High Speed Internet
Appliances	Dishwasher, Garburator, Microwave, Refrigerator, Water Purifier, Water Softener
Heating	Furnace, Ductless, Hot Water, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2.5 Storey
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped, Level
Roof	Asphalt
Construction	Shingle Siding
Foundation	Stone

Additional Information

Zoning	Res
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Listing Details

Listing Office	EXIT Realty Inter Lake Liverpool
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