

# \$65,000 - 240 Highway 1, Deep Brook

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MLS® #202503876

**\$65,000**

Bedroom, Bathroom, 415 sqft  
Residential on 0.19 Acres

V4, Deep Brook, NS

An incredible opportunity awaits with this well-located property, offering huge potential for conversion into a single-family home. Nestled on a picturesque lot with mature trees, it is just minutes from Cornwallis Park and Digby, with easy access to public transit. The existing structure, currently a lodge-style building, is well on its way to becoming a full-time residence. It has a new steel roof, wood stove, fresh exterior paint, and sits on a solid concrete slab. Inside, it is gyprocked, insulated, and wired with a modern breaker panel. Fibre+coax lines just installed. While further finishing is needed - such as kitchen, bathroom, and plumbing installation - the groundwork is in place for your dream home or weekend retreat. For those looking to build, this property is a great starting point, with a dug well and an unverified septic system (buyer to confirm viability). It could also serve as a unique getaway, with space for an RV and a dedicated games room or lodge building for entertaining. With included firewood, a small vegetable garden ready to be planted, and a separate shed, this affordable property presents a rare chance to craft something special. Whether you want a full-time home, a weekend escape, or even a small business opportunity, this is a must-see!



## Essential Information

MLS® #                      202503876

Price	\$65,000
Square Footage	415
Acres	0.19
Type	Residential
Sub-Type	Cottage / Rec. Properties
Style	Bungalow
Status	Closed
Date Sold	March 12th, 2025

### **Community Information**

Address	240 Highway 1
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Deep Brook
County	Annapolis
Province	NS
Postal Code	B0S 1J0

### **Amenities**

Utilities	Electricity Connected, Phone Connected
Parking	No Garage, None

### **Interior**

Interior Features	See Remarks, High Speed Internet
Appliances	None
Heating	Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Basement	None

### **Exterior**

Lot Description	Under 0.5 Acres, Landscaped, Level
Roof	Metal
Construction	Wood Siding
Foundation	Concrete Perimeter, Slab

### **Additional Information**

Days on Market	194
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Zoning                      MX

## **Listing Details**

Listing Office              RE/MAX Banner Real Estate

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