

\$325,000 - 7719 Highway 8, Graywood

MLS® #202505839

\$325,000

3 Bedroom, 1.00 Bathroom, 1,690 sqft

Residential on 66.94 Acres

V4, Graywood, NS

On the market for the first time, a portion of the original Harnish Homesite consisting of a solid, 19th century house and barn on 67 acres with approx 400' frontage on the East side of Grand Lake, and including the island known as Dennis Island, just off shore. This is truly a dream property for those who love the great outdoors; the serenity and abundant wildlife, along with the privacy and freedom of having your own acreage, an island of approx. 2 acres, and a lake system to explore. There is a professionally built road from the house to a parking area near the lake, covering a distance of about 1km. This is a beautiful walking and biking trail as well as a reliable way to get back and forth to the lake via SUV or ATV. The land is mostly forest with a gently rolling topography, and small brooks running throughout. Sitting on a hill amid two magnificent centuries old oaks, the charming circa 1890 house is in need of renovation but over the last +/-15 years it has had new roof shingles, siding, and reinforcement of the ground floor. This has been a Summer home for generations and the well preserved original features include solid wood floors, doors and mill work. A wonderful restoration project for a seasonal or full time residence, depending on your needs. Most contents of house and barn to remain "as is". Seller to remove some items of family significance prior to closing. Located minutes from all amenities in the town of Annapolis Royal and 25 minutes from Kejimikujik National Park. Please note that the



property is currently winterized (water pipes drained).

Built in 1890

Essential Information

MLS® #	202505839
Price	\$325,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,690
Acres	66.94
Year Built	1890
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 30th, 2025

Community Information

Address	7719 Highway 8
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Graywood
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

Utilities	Electricity Connected
Parking	No Garage, Dirt
View	Other
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Appliances	Microwave, Refrigerator
Heating	No Heating/Cooling

Cooling	No Heating/Cooling
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Lot Description	50 to 100 Acres, Partial Landscaped, Rolling Slope, Wooded
Roof	Asphalt
Construction	Vinyl 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	Engel & Volkers (Annapolis Royal)
----------------	-----------------------------------

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 24th, 2025 at 8:32am ADT