

\$764,900 - 1083 Bog Road, Falmouth

MLS® #202512191

\$764,900

5 Bedroom, 3.50 Bathroom, 3,450 sqft

Residential on 10.10 Acres

V1, Falmouth, NS

Welcome to this stunning country oasis nestled on 10 acres of pristine, private land in the heart of Falmouth. With new roof shingles on main house and attached garage August 2025, this expansive home offers a thoughtfully designed living space that is ideal for growing families or anyone seeking room to spread out and thrive. From the moment you arrive, the charming curb appeal and classic wrap-around veranda set the tone for what lies within. Inside, you'll find a warm and inviting atmosphere, with spacious rooms, a beautifully updated kitchen and large windows that frame views of the surrounding trees and landscaped grounds. Step outside to your 16x32 heated inground pool.. perfect for relaxing swims and summer entertaining. The backyard also features a spacious patio area, mature gardens, and plenty of room to enjoy the peaceful surroundings. For the hobbyist or outdoor enthusiast, the oversized garage offers ample space to store all your toys, tackle projects, or create the ultimate workshop. This part of the building is fully insulated with in floor heat, measures 25' x 32' with a 10ft high ceiling. The second section has 14ft high ceiling & two garage doors, perfect for RV storage. Tucked away in nature, yet just a short drive to amenities, schools, and easy highway access to Wolfville in 15 mins and approx 45 mins to the Halifax Stanfield International Airport , this property strikes the perfect balance between seclusion and convenience. Whether you're looking for



space, privacy, or the perfect place to build your family’s future, this home truly has it all.

Built in 1990

Essential Information

MLS® #	202512191
Price	\$764,900
Bedrooms	5
Bathrooms	3.50
Full Baths	2
Half Baths	3
Square Footage	3,450
Acres	10.10
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
Date Sold	November 28th, 2025

Community Information

Address	1083 Bog Road
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Falmouth
County	Hants
Province	NS
Postal Code	B0P 1P0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	7
Parking	Attached, Detached, Double, Triple, Heated Garage, Wired, Circular Driveway, Paved
# of Garages	5
Has Pool	Yes

Pool In Ground

Interior

Interior Features Ensuite Bath, High Speed Internet
Appliances Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating Baseboard, Furnace, Ductless, In Floor
Has Basement Yes
Basement Full, Partially Finished, Walk-Out Access

Exterior

Lot Description 10 to 49.99 Acres, Cleared, Partial Landscaped, Level, Sloping/Terraced, Wooded
Roof Asphalt
Construction Vinyl Siding
Foundation Concrete Perimeter

School Information

Elementary Falmouth District School
Middle West Hants Middle School
High Avon View High School

Additional Information

Days on Market 151
Zoning GR

Listing Details

Listing Office Royal LePage Atlantic - Valley(Windsor)

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