

\$774,900 - 8199 Granite Ridge Road, Birchtown

MLS® #202504506

\$774,900

3 Bedroom, 2.00 Bathroom, 1,638 sqft

Single Family on 1.84 Acres

Birchtown, Birchtown, Nova Scotia

The stunning Lakefront home was built in 2017 and offers plenty of amenities, including but not limited to a spacious 3-car garage, basketball pad, dock, and generator-ready. The layout is functional with an open concept living all on one level. The primary bedroom has a walk-in closet, a 3pc ensuite, and garden doors that open to the deck overlooking the lake. There are two guest bedrooms, one currently used as an office with an included Murphy bed. There are expansive views of the lake from the living room and dining area and lake views from your kitchen window. The home is lovely for entertaining, as you can sit around the large kitchen island and be included in whatever happenings are going on in the kitchen, living room and dining area. Another great entertaining area is the front deck. It extends the length of the house and has a covered alcove at each end. From the deck, enjoy nature on the lake, or the kids playing along the shore. The lake is excellent for fishing, swimming, kayaking and small boats. The back of the house has a patio and overlooks a sizable backyard. Lastly, let's not forget the oversized garage with an attached utility shed. The garage portion of the building is 37' X 28' and offers two garage doors (1 single and one double), wired, insulated and loft area for storage. The attached utility shed has a single garage door and is 20'X 13'6". This property is located approximately 8 minutes from the town of Shelburne, where you will find all necessities, including Shelburne Harbour



Yacht Club, 10 minutes from River Hills Golf and Country Club,50 minutes from Yarmouth Bay Ferries (travelling to Bar Harbour, Maine) and just a little over 2 hours from Halifax International Airport. -- (id:6289)

Built in 2017

Essential Information

Listing #	202504506
Price	\$774,900
Bedrooms	3
Bathrooms	2.00
Square Footage	1,638
Acres	1.84
Year Built	2017
Type	Single Family
Sub-Type	Freehold

Community Information

Address	8199 Granite Ridge Road
Subdivision	Birchtown
City	Birchtown
Province	Nova Scotia
Postal Code	B0T1W0

Amenities

Amenities	Golf Course, Park, Playground, Shopping, Place of Worship, Beach
Features	Treed
Parking	Detached Garage, Garage, Gravel, Parking Space(s)
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront on lake

Interior

Appliances	Range, Dishwasher, Dryer, Washer, Refrigerator
Cooling	Heat Pump
# of Stories	1

Exterior

Exterior	Vinyl
Foundation	Poured Concrete

Listing Details

Listing Office Keller Williams Select Realty (Shelburne)



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Listing information last updated on October 15th, 2025 at 6:01pm PDT