

\$379,000 - 1692 Granville Road, Port Wade

MLS® #202507527

\$379,000

3 Bedroom, 1.00 Bathroom, 1,300 sqft
Single Family on 1.60 Acres

Port Wade, Port Wade, Nova Scotia

Escape to this breathtaking oceanside haven nestled along one of the most scenic roads in the area. Spanning 1.6 gently sloping acres this rare property offers a unique blend of tranquility and opportunity. A thoughtful layout makes this cozy 3 bedroom home feel surprisingly spacious featuring an impressive living room and sunlit south-facing dining room with sweeping views of the deck, yard, and sparkling ocean beyond. Whether you're sipping morning coffee or hosting dinner with a view, the connection to nature is effortless. Unwind on the expansive deck and lose yourself in the sights of ocean wildlife, the sounds of waves, and the refreshing salt-water air. A noteworthy fact: blackfly & mosquito prevalence diminishes with proximity to salt water - you can comfortably sunbathe in the massive back yard even in the Spring! A modern wood-stove, efficient ductless heat-pump, and thermal windows make it a breeze to heat. So much potential here: operate it as a lucrative short-term rental, develop/expand the property further, or simply enjoy as is. Walk-out basement with concrete slab and a large barn provide ample storage space. Other notable features include a drilled well, 100-amp breaker panel, paved driveway, availability of fibre-optic internet, and a charming swing in a rustic apple tree by the water's edge! Grab your favourite beverage, soak in the hot-tub (included) and just relax! Whether you're seeking an investment, a comfortable home, or a peaceful getaway, this oceanfront



gem delivers! Note: although the last photo has been 'dramatized' there have been Humpback's spotted in the Annapolis Basin before!! (id:6289)

Essential Information

Listing #	202507527
Price	\$379,000
Bedrooms	3
Bathrooms	1.00
Square Footage	1,300
Acres	1.60
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1692 Granville Road
Subdivision	Port Wade
City	Port Wade
Province	Nova Scotia
Postal Code	B0S1A0

Amenities

Features	Sloping
Parking	Paved Yard
View	Ocean view
Is Waterfront	Yes
Waterfront	Waterfront on ocean

Interior

Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator, Hot Tub
Cooling	Heat Pump
# of Stories	2
Basement	Walk out

Exterior

Exterior	Wood siding
Exterior Features	Landscaped

Foundation

Stone

Listing Details

Listing Office

RE/MAX Banner Real Estate



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