

\$525,000 - 1242 Highway 201, Round Hill

MLS® #202518054

\$525,000

4 Bedroom, 2.00 Bathroom, 2,733 sqft

Agriculture on 70.00 Acres

Round Hill, Round Hill, Nova Scotia

This extensively rebuilt home in Round Hill sits on 70 elevated acres with views over the Annapolis Valley, a thoughtfully finished interior, and the groundwork in place for a future hobby farm. When purchased in 2021, the house was nearly down to the studs. Since then, it has been carefully rebuilt. Everything inside is new: drywall, flooring, kitchen, bathrooms, appliances, and paint. Prior improvements included 200-amp electrical, pex and ABS plumbing, a new roof, insulation, and efficient windows and doors. The large farmhouse-style kitchen features quartz countertops, an island for casual meals, and a deep sink under the window overlooking the southern acreage. There is a walk-in pantry, formal dining room, bright living room, half bath, and main-floor laundry. A generous family room at the back of the house opens to the yard and awaits finishing touches. There is also potential for a main floor bedroom or office. Upstairs are three spacious bedrooms and a new full bath. The two secondary bedrooms are positioned to follow the light throughout the day, with views north to the Annapolis River. The large primary overlooks the acreage and includes a 22 foot walkout deck, walk-in closet, and a roughed-in ensuite ready to be completed. The full-height basement provides excellent storage, with an underbuilt garage door for easy equipment access. A combination of ducted and ductless heat pumps delivers efficient heating and cooling. Outbuildings include a wired 1.5



storey barn, workshop, greenhouse, woodshed, chicken coop, and a rustic A frame sugar shack. The acreage features a mature stand of former Christmas trees, sugar maples, a brook, raised beds, and fruiting plants including cherry, haskap, saskatoon, blackberries, and blueberries, along with flowering shrubs that provide seasonal colour. Close to Annapolis Royal and Bridgetown, and a short walk to the Harvest Moon Trail, this is a property where comfort, utility, and landscape are well aligned. (id:6289)

Built in 1971

Essential Information

Listing #	202518054
Price	\$525,000
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Square Footage	2,733
Acres	70.00
Year Built	1971
Type	Agriculture
Sub-Type	Freehold

Community Information

Address	1242 Highway 201
Subdivision	Round Hill
City	Round Hill
Province	Nova Scotia
Postal Code	B0S1A0

Amenities

Amenities	Park, Playground, Public Transit, Shopping, Place of Worship, Beach
Utilities	Cable, Electricity, DSL*, Telephone
Features	Treed, Sump Pump
Parking	Gravel, Parking Space(s)

Interior

Appliances	Range - Gas, Dishwasher, Dryer, Washer, Refrigerator
Cooling	Heat Pump
# of Stories	2
Basement	Walk out

Exterior

Exterior	Wood shingles
Foundation	Concrete

Listing Details

Listing Office RE/MAX Banner Real Estate



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