

\$450,000 - 1926 Southside River Denys Rd., River Denys

MLS® #202522337

\$450,000

5 Bedroom, 2.00 Bathroom, 2,700 sqft
Single Family on 84.00 Acres

River Denys, River Denys, Nova Scotia

What an exceptional opportunity for those seeking self sufficiency, space, and a property with incredible value. Welcome to 1926 Southside River Denys Road! Situated on 84 acres of privacy and natural beauty, this 29 year old, five bedroom (easily convertible to six) two bath home is perfect for anyone who enjoys working with their hands and living independently. The property is exceptionally well equipped and maintained, with a wide range of recent upgrades including updated electrical throughout the house and barn, a new water filtration system, new flooring, faucets, lighting, and stair treads, plus a freshly regaveled driveway. The home is powered by a 200 amp electrical service and is complemented by a fully serviced 30 x 40 barn with its own 100 amp panel. Upstairs in the barn, you'll find a partially finished loft offering additional living space with an open concept kitchen and dining area, three bedrooms, and a bathroom. Ideal for guests, extended family, or a future rental opportunity. In addition to the main structures (house & barn), the property includes a wide array of functional outbuildings: a 40 x 8 storage container wired with electricity, a 23 x 32 excavator shed, a 20 x 20 woodshed, and a 16 x 20 outbuilding previously used for beekeeping. Best of all, this property comes fully stocked with everything you need to hit the ground running; nails, screws, ladders, hand tools, power tools,



chainsaws, a welding machine, table saw, some building materials and so much more. Whether you are a builder, tinkerer, homesteader, or craftsman, you will find the infrastructure here is ready made to support your lifestyle. If you are looking for space to breathe, work, and thrive off the land, this property is a rare find. River Denys is renowned for its Atlantic salmon and trout fishing, and the surrounding wilderness offers peace, privacy, and a true off grid potential. Do not miss your chance to own this ready to go rural retreat. (id:6289)

Built in 1996

Essential Information

Listing #	202522337
Price	\$450,000
Bedrooms	5
Bathrooms	2.00
Square Footage	2,700
Acres	84.00
Year Built	1996
Type	Single Family
Sub-Type	Freehold
Style	3 Level

Community Information

Address	1926 Southside River Denys Rd.
Subdivision	River Denys
City	River Denys
Province	Nova Scotia
Postal Code	B0E2Y0

Amenities

Parking	Gravel, Parking Space(s)
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Barbeque, Stove, Dryer, Washer, Freezer, Refrigerator, Water softener
# of Stories	2

Exterior

Exterior	Wood siding
Foundation	Poured Concrete

Listing Details

Listing Office	iLand Realty Inc.
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