

\$325,000 - 1762 Highway 1, Clementsport

MLS® #202208594

\$325,000

4 Bedroom, 1.50 Bathroom, 1,533 sqft

Residential on 1.50 Acres

V4, Clementsport, NS

Charming home full of character in the desirable community of Clementsport. Conveniently located in between the towns of Annapolis Royal and Digby, you will find many amenities within a short 10-15 minute drive without any overwhelming traffic to deal with! The quaint village of Bear River is also nearby offering many artists studios and galleries, convenience store, winery and local coffee shop and roaster. With beaches, restaurants, a golf course and many other attractions and adventures nearby, you will never get tired of the amazing cultural and natural experiences the area has to offer. The natural beauty and slower pace is pretty great too! The home is move in ready with many upgrades such as new windows, updates to the bathrooms, a new roof on the house and outbuilding, updated electrical and wired in generator. The original details and high ceilings give it so much character. It offers 3 spacious bedrooms with the master including a large walk in closet, a bathroom on each level (full downstairs, half bath upstairs), the option to use one of the downstairs rooms as a main floor bedroom and lots of storage throughout the home. The attic is spacious and has potential to be developed for more living space and the large outbuilding could be used for storage, a garage, workshop or studio space. The 1.5 acre property has had some great improvements to the landscape and offers an enjoyable outdoor space. Don't wait, contact the agent of your choice and schedule your



viewing!

Built in 1895

Essential Information

MLS® #	202208594
Price	\$325,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,533
Acres	1.50
Year Built	1895
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 1st, 2022

Community Information

Address	1762 Highway 1
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Clementsport
County	Annapolis
Province	NS
Postal Code	B0S 1E0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking	No Garage, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Fireplace(s), Forced Air
Fireplace	Yes

# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	1 to 2.99 Acres, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Stone

Additional Information

Zoning	NA
--------	----

Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
----------------	-----------------------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 14th, 2025 at 11:17pm ADT