

\$775,256 - 47 Clover Lane, Falmouth

MLS® #202227153

\$775,256

4 Bedroom, 2.00 Bathroom, 2,375 sqft

Residential on 0.41 Acres

V1, Falmouth, NS

This meticulously designed executive home located at 47 Clover Lane, Falmouth, NS will not disappoint! Offering over 700s.f. of open concept kitchen, living and dining space boasting 15' cathedral ceilings -this space is an entertainers dream. Coupled with relaxing spa like amenities such as a 20x40 heated salt water pool, large custom steam shower, architecturally designed pergola, open poolside fire pit, and great country views... it's not hard for one to sit back ,relax and enjoy all seasons!Great thought and planning went into this custom designed home, and it shows! From luxurious finishes, and convenient features, to energy saving utility, this home as it all. Finishings include: Engineered hardwood floors in living spaces, Marble flooring finishes both the bathrooms and laundry spaces; granite counter tops adorned all surfaces except a large butcher block island that regularly gathers family and friends; extended height kitchen cabinets offers extra storage for show pieces, a custom 5-piece master ensuite, and 4 zone sound system rounds out some of the highlights. Energy saving utility begins with leveraging time-of-day power meter, and paired with auto-timers to take advantage of off-peak power rates. Synchronized for cost savings with the electric radiant in-floor heat, electric hot water heater, electric pool heater, & outside eve plugs for automatic on/off holiday and pergola lighting. This house is further complimented by secondary heat source, with



A/C for those hot summer days, from a multi-head (3) heat pump. This home is perfect for the gathering of family and friends for those special occasions, or just because it's Saturday. Many can be found to routinely gather around the large kitchen island as food is prepared on the propane Stove, or watching your favorite sporting events year-round. Locally you are within 20 min of 13 wineries, fabulous restaurants, Ski Martock, golfing, lake life and much more! All this 40 min from Halifax! Book now!

Built in 2015

Essential Information

MLS® #	202227153
Price	\$775,256
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,375
Acres	0.41
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	May 15th, 2023

Community Information

Address	47 Clover Lane
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Falmouth
County	Hants
Province	NS
Postal Code	B0P 1L0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Double, Heated Garage, Wired, Paved
# of Garages	2
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Gas Range, Stove, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Ductless, Hot Water, In Floor, Radiant
Fireplace	Yes
Fireplaces	Electric
Basement	None

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Slab

School Information

Elementary	Falmouth District School
Middle	West Hants Middle School
High	Avon View High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	Royal LePage Atlantic - Valley(Windsor)
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