

\$725,000 - 44 Clover Lane, Falmouth

MLS® #202300653

\$725,000

4 Bedroom, 3.00 Bathroom, 3,613 sqft

Residential on 0.31 Acres

V1, Falmouth, NS

Welcome to this immaculate Executive Bungalow with an In-Law Suite in a sought after neighbourhood in Falmouth, NS! This home has over 3600 sq feet of finished space delivering a modern flair in an open concept family home! You will feel the warmth when you walk in the front foyer into the open concept living room with beautiful propane fireplace and tray ceilings, dining space and kitchen. Upgraded appliances including a gas stove, large pantry lots of cabinets, corner sink and granite counter tops make this kitchen a chef's delight! Patio doors to your composite deck off the main space allows more room for entertaining outdoors. The main level also has a separate dedicated office space or den with tons of natural light! The huge primary bedroom with tray ceilings, walk in closet and beautiful ensuite, 2 more bedrooms and 4pc bath complete the main level. The lower level highlights your own theatre room complete with movie screen, projector and stepped seating with two included reclining media couches. The completely separate in-law suite with its own entrance is on this lower level with eat-in kitchen, living room, bedroom with its own ensuite bath and walk-in closet. Current owners use this space as huge gym area! There is a deck off the lower entrance as well as a lower separate garage used as a workshop. Not only is this home gorgeous but it is also efficiently heated with propane and electric ducted heating and cooling! Your pets will love their fenced back yard. The area has



great schools, walking and biking trails,Avon
Golf Course 2 min away,Ski Martock 7 min
away, wonderful restaurants, new Sports
Complex and also a 40 min commute to
Halifax!Welcome Home!

Built in 2016

Essential Information

MLS® #	202300653
Price	\$725,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,613
Acres	0.31
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	May 19th, 2023

Community Information

Address	44 Clover Lane
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Falmouth
County	Hants
Province	NS
Postal Code	B0P 1L0

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Double, Heated Garage, Wired, Paved
# of Garages	2

Interior

Interior Features	Central Vacuum, Ensuite Bath, Secondary Suite, High Speed Internet
Appliances	Central Vacuum, Oven - Propane, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Heat Pump
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Propane
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Concrete Perimeter

School Information

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

Additional Information

Zoning	R1
--------	----

Listing Details

Listing Office	Royal LePage Atlantic - Valley(Windsor)
----------------	---

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 23rd, 2025 at 12:32am ADT