

\$235,000 - 2840 Highway 1, Upper Clements

MLS® #202305379

\$235,000

2 Bedroom, 1.00 Bathroom, 882 sqft

Residential on 2.00 Acres

V4, Upper Clements, NS

Welcome to 2840 Highway 1, this sweet bungalow has seen a dramatic renovation. Set well back off the road on a beautiful 2 acre lot, lots of mature trees, and space for gardens, plus 1 level living making this an ideal home for any stage in life! There is an extremely well constructed deck to sit and enjoy your morning coffee and watch the sunrise, and step into the spacious mudroom which flows into an open concept layout. The first thing that will grab your attention is the eye-catching brand new custom kitchen with stainless appliances, and brand-new dishwasher. Main floor laundry for easy living (washer and dryer included in sale). Paint, flooring and trim are fresh throughout the entire property. Very high and dry basement with several bright and sunny windows with an exterior entrance that would be suitable for a great workshop, finished living space, or even a second unit and have an income property! No Garage? No problem, lots of space on the property, and room left in the budget to add one! Not a single thing has been left to chance with this home and detailed renovation. Low County taxes, and this home is extremely efficient to heat and cool. Historically the house has used less than 1 barrel of heating oil per season, and low power consumption. There is a heat pump for economical heating and cooling, and all light has been changed to LED. Less than a 5 minute drive to historic Annapolis Royal and amenities like shopping, restaurants, cafes, galleries, and 15 minutes to Digby for



fresh seafood, great people, and ocean views!
This one will not disappoint! Book a viewing
with the agent of your choice today.

Essential Information

MLS® #	202305379
Price	\$235,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	882
Acres	2.00
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 1st, 2023

Community Information

Address	2840 Highway 1
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Upper Clements
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

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

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Forced Air, Ductless
Cooling	Ductless
# of Stories	1
Stories	One

Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Champlain Elementary School
Middle	Annapolis West Education Centre

Additional Information

Zoning	R-2
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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