

\$950,000 - 2153 Highway 1, Clementsport

MLS® #202305935

\$950,000

5 Bedroom, 5.50 Bathroom, 3,800 sqft

Residential on 16.78 Acres

V4, Clementsport, NS

This attractive 1890s Georgian-style home with original historic charm sits on 3 surveyed lots totaling over 16 acres and offers nearly half a kilometer of oceanfront and sandy beach. Operated as a B&B at times throughout its history, this home boasts 5 large bedrooms and 6 bathrooms, 4 of which are ensuite. The common rooms are spacious and filled with natural light; excellent for entertaining. You'll be delighted to find thoughtful craftsmanship and original character throughout the home; lustrous maple floors, ornamental trim, decorative millwork, solid wood doors and brass hardware. Vistas of the Annapolis Basin can be enjoyed in all north-west facing rooms and from the expansive covered veranda. There is an attached, wired double garage and a Quonset Hut, great for storing lawn equipment. The grounds are spectacular. There are meandering paths, meadow-like flowering bushes, established grape vines, open fields and fruit trees. The sand beach is a rare gem in the area. Imagine sunny afternoons exploring low tide or romantic evenings marveling at the sunset. When you want to venture beyond the estate, the historic town of Annapolis Royal is just minutes away. There you can shop at the renowned farmer's market, visit the many galleries, enjoy fine dining or take in a performance at the theatre. This listing is not to be missed; a historic home, exceptional views, elegant gardens, and a sought-after sand beach. Book your viewing today!



Built in 1893

Essential Information

MLS® #	202305935
Price	\$950,000
Bedrooms	5
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	3,800
Acres	16.78
Year Built	1893
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 26th, 2023

Community Information

Address	2153 Highway 1
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Clementsport
County	Annapolis
Province	NS
Postal Code	B0S 1E0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Wired, Paved
# of Garages	2
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Ocean Access

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	None

Heating	Baseboard, Hot Water, Radiator
# of Stories	2
Stories	2.5 Storey
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	10 to 49.99 Acres, Partially Cleared, Partial Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Stone

Additional Information

Zoning	RES
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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