

# \$274,900 - 3189 Clementsvale Road, Clementsvale

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MLS® #202306800

## \$274,900

2 Bedroom, 1.00 Bathroom, 1,140 sqft

Residential on 3.23 Acres

V4, Clementsvale, NS

MOVE-IN-READY, this one level 1 bath, 2 bedroom bungalow on a 3.3 acre lot, with detached garage and circular paved drive has everything you're looking for and more. Located in Clementsvale on one of the prettiest roads in S.W. Nova, minutes from Digby and Annapolis Royal. Lovingly maintained and updated throughout its life, this one level home features a very open feel, neutral colour palette, hardwood floors, fireplace, large updated kitchen and bath, a main level laundry centre, and two nicely sized bedrooms. For heating there is a ductless heat pump and hot water heat by oil. All windows have been replaced with high quality casements. The full, dry basement has great height and is already partially finished. The detached garage has electrical service. A delightful farmers porch at the front overlooks rolling hills and farmland, a private patio at the back adds outdoor gathering space and a great place to barbecue. A bungalow of this quality is a rare find!



Built in 1971

## Essential Information

MLS® #	202306800
Price	\$274,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1

Square Footage	1,140
Acres	3.23
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 4th, 2023

### Community Information

Address	3189 Clementsvale Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Clementsvale
County	Annapolis
Province	NS
Postal Code	B0S 1G0

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Wired, Circular Driveway, Paved
# of Garages	1

### Interior

Interior Features	High Speed Internet
Appliances	Electric Cooktop, Electric Oven, Dryer - Electric, Washer, Refrigerator
Heating	Baseboard, Furnace, Ductless, Hot Water, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove, Fireplace(s)
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Full

### Exterior

Lot Description	3 to 9.99 Acres, Cleared, Partial Landscaped
Roof	Asphalt

Construction	Wood Siding
Foundation	Concrete Perimeter

### **Additional Information**

Zoning	GD - GENERAL DEVELOPMENT ZONE
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### **Listing Details**

Listing Office	RE/MAX Banner Real Estate
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