

\$299,000 - 1704 Highway 1, Clementsport

MLS® #202307087

\$299,000

4 Bedroom, 2.00 Bathroom, 2,400 sqft

Residential on 0.62 Acres

V3, Clementsport, NS

Situated along the Annapolis Basin, this beautiful century home is ready for new owners! Large century home with bay view features an equipped kitchen, formal dining with built-in china cabinet, lovely den/parlour with bay window (could be a bedroom on this level), French doors leading to a spacious living room with a cozy propane insert, a lovely sunroom, sitting foyer and full bath on the main level. Upstairs, four generous bedroom are supported by a second bath. Amazing character throughout with softwood floors, a curved wall, built-ins, turned staircase, original trim and more. The attic allows for plenty of storage. The basement is unfinished and houses utilities with a convenient walkout. The back porch is the perfect place to enjoy your favorite beverage, overlooking the gorgeous gardens, which will soon be blooming. This home is in need of some TLC but has so much potential! Updates include: new panel (10-12 yrs ago), generator panel (approx. 3 yrs ago), roof (approx. 10 yrs old). Just minutes to Historic Annapolis Royal, amenities and highway access.



Essential Information

MLS® #	202307087
Price	\$299,000
Bedrooms	4
Bathrooms	2.00

Full Baths	2
Square Footage	2,400
Acres	0.62
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 23rd, 2023

Community Information

Address	1704 Highway 1
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Clementsport
County	Annapolis
Province	NS
Postal Code	B0S 1E0

Amenities

Utilities	Propane, Cable Connected, Electricity Connected, Phone Connected
Parking	Gravel, Shared

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Forced Air, Furnace
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Unfinished

Exterior

Lot Description	0.5 to 0.99 Acres, Partial Landscaped
Roof	Asphalt
Construction	Wood Siding
Foundation	Other, Stone

Additional Information

Zoning

Res

Listing Details

Listing Office

Royal LePage Atlantic (New Minas)

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Listing information last updated on October 14th, 2025 at 11:17pm ADT