

# \$349,000 - 3714 Clementsvale Road, Clementsvale

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MLS® #202308137

**\$349,000**

4 Bedroom, 2.00 Bathroom, 1,584 sqft

Residential on 70.65 Acres

V4, Clementsvale, NS

Welcome to this charming century Nova Scotian Gothic revival farmstead, situated on a sprawling 70 acres of land. The property features a large barn and a classic farmhouse that is just waiting for someone to restore it to its former glory. The farmhouse set well back from the road, standing proudly for over 180 years. The home does require some improvement, but with a bit of TLC, this property could be transformed into an idyllic retreat. The main floor features a spacious living room, and a large eat-in kitchen with a woodfired cook stove (negotiable with the sale) that is perfect for cooking up farm-fresh meals. A very spacious washroom, and main bedroom! A mudroom and main floor laundry round out this level! Upstairs, you will find three Bedrooms and a generously sized family room, and washroom for maximum convenience. The large barn is perfect for storing farm equipment, or could be converted into a workshop or studio space. The 70 acres of land offer endless possibilities for outdoor activities such as hiking, hunting, and farming. This property has seen major improvements over the last 2 years, making the home much more efficient and comfortable. Including but not limited to; wiring and panel, insulation, plumbing, septic system, dry wall and subfloor. Still required flooring, kitchen cupboards, trim, and windows. Located in a peaceful rural setting, this property is perfect for anyone looking to escape the hustle and bustle of city life. With a bit of elbow grease and some



imagination, this charming farmstead could become the perfect country retreat. Don't miss out on the opportunity to make it your own!

Built in 1841

**Essential Information**

MLS® #	202308137
Price	\$349,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,584
Acres	70.65
Year Built	1841
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 10th, 2023

**Community Information**

Address	3714 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
# of Garages	1
Waterfront	Stream/Pond

**Interior**

Interior Features	High Speed Internet
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Appliances	Refrigerator
Heating	Baseboard, Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Partial

## Exterior

Lot Description	50 to 100 Acres, Partially Cleared, Level, Wooded
Roof	Asphalt
Construction	Shingle Siding
Foundation	Stone

## School Information

Elementary	Clark Rutherford Memorial School
Middle	Annapolis West Education Centre
High	Annapolis West Education Centre

## Additional Information

Zoning	GD - GENERAL DEVELOPMENT ZONE
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## Listing Details

Listing Office	RE/MAX Banner Real Estate
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