

# \$279,000 - 580 Highway 1, Comeauville

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MLS® #202310890

**\$279,000**

4 Bedroom, 1.00 Bathroom, 1,684 sqft

Residential on 1.65 Acres

V4, Comeauville, NS

Welcome to 580 Highway 1 in Comeauville. If you're looking for a spacious 4 bedroom century home that's surrounded by fresh ocean air/views, then this is the home for you! Sitting on a 1.65 acre lot, not only do you have additional space for future builds in the back of the property, but the location itself is a great place. Comeauville is located in the municipality of Clare, which is known for its French Acadian culture and world famous seafood. When arriving at this home, you'll turn into a paved driveway that will lead to any of the 3 outside doors to choose from to enter the home. The main floor consists of all the primary rooms such as the main bedroom, office, foyer, laundry, full bath, kitchen, living, and a couple other rooms that could be used to the buyer's choice! The second floor holds additional rooms such as a storage room and 3 extra bedrooms. This property sits across the local sidewalk in a very clean neighborhood. Minutes away in walking distance, this sidewalk will lead you to the nearby grocery and hardware store. Other amenities in Clare include other grocery stores, clothing stores, pharmacies, schools, gyms, veterinarians, medical center, etc.. High speed fiber-op internet is available in this area. Outdoor inclusions are a 20'x14' shed for storage, as well as a 12'x9' hot house and 2x 12'x4' raised beds. This property is certainly worth the visit with its gorgeous views, especially from the 10'3"x15'10" patio during the summer months! Come and enjoy a



relaxed way of life in our history filled community. Book you showing today!

Built in 1893

**Essential Information**

MLS® #	202310890
Price	\$279,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,684
Acres	1.65
Year Built	1893
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 28th, 2023

**Community Information**

Address	580 Highway 1
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Comeauville
County	Digby
Province	NS
Postal Code	B0W 2Z0

**Amenities**

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Paved
# of Garages	1
View	Bay, Ocean

**Interior**

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer, Washer, Refrigerator

Heating	Furnace, Hot Water
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

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

### **Additional Information**

Zoning	General
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### **Listing Details**

Listing Office	RE/MAX Banner Real Estate
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