

\$899,000 - 103 Old Post Road, Clementsport

MLS® #202312882

\$899,000

4 Bedroom, 3.50 Bathroom, 4,187 sqft

Residential on 2.98 Acres

V4, Clementsport, NS

Built in 1931 by storied architect Leslie Fairn this masterfully crafted neo-Georgian 4 bedroom 3.5 bath home blends timeless charm with sophisticated design. Sweeping ocean views combine with an estate-like approach welcoming you to a grand foyer running the full depth of the house, and drawing your eye through the house to unobstructed water and mountain views. Each room on the main level is a stand alone work of art. Beautifully preserved period woodwork, stunning window details, statement fireplaces, and bespoke lighting. Contemporary updates throughout - make the perfect collaboration of old & new. A Chef's kitchen sympathetically updated with quartz countertops, high-end stainless appliances, duel-fuel cooking, large custom working island all flow naturally through to a matching butler's pantry, and into an elegant formal dining room. The living room is equally resplendent, and takes full advantage of abundant natural light. The tiger stripe maple study is a show stopper and adds unparalleled elegance to the main level. A wonderful wide open staircase connects the levels and leads to a primary suite complete with fireplace, a Juliette balcony to the view ~ arguably the best in the house ~, ample storage space, and an ensuite bath with original tile work. The upstairs offers up another three bedrooms with sweet walk-in sized dormers, wo of the bedrooms share a bath while the third has an ensuite (all baths have original art tile). Once expects access to



Narnia through one of the bedroom closets!
Each and every room in the house has a wonderful aspect of either ocean or lush outdoor oasis of mature flowering trees and landscaped grounds. System updates include electrical, heating, insulation and 38 windows replaced, all in the last two years! Artistry, craftsmanship, and elegant simplicity present throughout in the ONE OF A KIND country estate. 2 level walled flagstone patio, sprawling backyard with mature trees. Convenient to Annapolis Royal & Digby.

Built in 1937

Essential Information

MLS® #	202312882
Price	\$899,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,187
Acres	2.98
Year Built	1937
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 30th, 2024

Community Information

Address	103 Old Post Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Clementsport
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Circular Driveway, Double
View	Ocean

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Gas Range, Dishwasher, Dryer - Electric, Washer, Refrigerator, Water Purifier
Heating	Hot Water, Stove, Radiator
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Partial Landscaped, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Champlain Elementary School
Middle	Annapolis West Education Centre
High	Annapolis West Education Centre

Additional Information

Zoning	R-2
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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