

\$299,000 - 165 Woodstock Road, Clearland

MLS® #202313782

\$299,000

1 Bedroom, 1.00 Bathroom, 808 sqft

Residential on 0.17 Acres

B3, Clearland, NS

Welcome to 165 Woodstock Road in the tranquil hamlet of Clearland, a short stroll away from the Town of Mahone Bay. This lovely one-bedroom (with loft) 800 sq. ft. home is perfect for those seeking a comfortable and affordable home in a peaceful rural setting. Set back from the country road, the vast deck welcomes family and friends. Through the double glass front door, the oversized windows and gleaming oak floors provide a warm and calming welcome. The cathedral ceilings flood the living/dining area with natural light and add to an expansive feel. The kitchen, tucked neatly under the loft, has plenty of storage and counter space with the stainless appliances purchased in 2020. With a nod to the historic boat builders of Mahone Bay, a custom ships ladder leads to the cosy loft, the perfect spot to curl up with a book or have an afternoon nap. Down the hall is the full bathroom, renovated in 2020 and the bedroom, with new tongue and groove pine plank flooring and a large closet. The stackable washer and dryer are neatly tucked away in an ample closet. The walk-out basement is dry, fully insulated, and has a concrete floor lending itself to plentiful storage and project space. Additional features include - 2021; septic, eves trough, UV light and water filter. 2020; roof re-shingles, fully insulated, trim work, oak flooring, kitchen, bathroom, hot water tank, pressure tank, well pump and all electrical and plumbing. With its "tiny" footprint, energy-efficient upgrades, ductless heat



pump, a laundry list of updates and low county taxes, the carrying costs for this property are ideal for savvy homeowners and investors alike.

Built in 1949

Essential Information

MLS® #	202313782
Price	\$299,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	808
Acres	0.17
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	August 14th, 2023

Community Information

Address	165 Woodstock Road
Area	South Shore
District	405-Lunenburg County
Sub-District	B3
City	Clearland
County	Lunenburg
Province	NS
Postal Code	B0J 2E0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel

Interior

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

	Refrigerator
Heating	Baseboard, Ductless
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Cleared, Partial Landscaped, Level
Roof	Asphalt
Construction	Wood Siding
Foundation	Block, Pillar/Post/Pier

School Information

Elementary	Bayview Community School
Middle	Bayview Community School
High	Park View Education Centre

Additional Information

Zoning	Res
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Listing Details

Listing Office	Engel & Volkers (Chester)
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Listing information last updated on October 14th, 2025 at 11:32pm ADT