

# **\$487,000 - 255 Woodstock Road, Clearland**

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MLS® #202315919

**\$487,000**

3 Bedroom, 1.00 Bathroom, 1,000 sqft

Residential on 0.37 Acres

B3, Clearland, NS

This 1000sq ft sweet and cozy home has been very well maintained inside and out. Not only is it super low maintenance, it is also very energy efficient. Inside the main level enjoys an open concept floor plan consisting of a bright kitchen with island, dining room and living room. Upstairs, there are 3 bedrooms and a full bath. Other features include hardwood flooring, beautiful built ins, generator hook up, lots of extra storage and a full concrete basement. Upgrades include electrical, siding, metal roofs on house and all buildings, renovated bath, newer vinyl windows and 2 new ductless heat pumps. Outside the outdoor living is amazing with mature trees and shrubs, a paved drive, a huge covered deck/lounge area in the back and a covered porch in the front for lounging. Also on the property is a 2 car garage with power, heat and air conditioning, 2 carports and a storage/workshop. The property is ideally located only a short bike ride into town, school and all the wonderful amenities Mahone Bay offers including restaurants, bike shop, The Barn coffee shop, bakeries, trail, galleries, Saltbox Brewery and Clearland Lake is only a stone throw away. Enjoy all the benefits of being so close to town yet you get the lower tax rate of living in the Municipality. The area is quiet and peaceful and a perfect setting year round or seasonally

Built in 1954



**Essential Information**

MLS® #	202315919
Price	\$487,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,000
Acres	0.37
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 31st, 2024

**Community Information**

Address	255 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 Spaces	2
Parking	Detached, Double, Wired, Multiple Driveways, Paved
# of Garages	2

**Interior**

Interior Features	High Speed Internet
Heating	Baseboard, Forced Air, Ductless
Cooling	Ductless
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full

**Exterior**

Lot Description	Under 0.5 Acres, Landscaped
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Bayview Community School
High	Park View Education Centre

### **Additional Information**

Zoning	RURAL
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### **Listing Details**

Listing Office	ViewPoint Realty Services Inc.(Lunenburg)
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