

\$280,000 - 17 Old Post Road, Clementsport

MLS® #202317594

\$280,000

4 Bedroom, 2.00 Bathroom, 1,596 sqft

Residential on 2.44 Acres

V4, Clementsport, NS

Charming 4 bedroom home with unique features, convenience, and potential. Located in peaceful Clementsport, solidly built on a 2.27 acre surveyed lot with frontage on 3 streets. Updated and move-in-ready. On the main floor are two spacious double sunrooms which capture the afternoon sun and provide a place to unwind and entertain while also providing passive solar heat to reduce energy costs. The living room's chamfered exposed beam ceiling and efficient Jotul wood stove infuse rustic charm and character into the heart of the home. A country style kitchen with wood stove, a spacious walk-in pantry, laundry room, two sunny bedrooms + closets and a full bathroom complete the main level. Upstairs there is a large bright family room, two generous sized bedrooms and a full bathroom. From the chicken coop with shady free-range enclosure, to the large two level carriage house with its wired single-car garage, workshop & studio, the possibilities are endless. A self-contained 380 sqft studio apartment above the garage complete with separate entrance, a 3-piece bathroom, laundry hook-up, open plan kitchen/living room/ bedroom area, and only awaiting the new owner's cosmetic finishes. Two reliable water sources; a drilled well with brand new water treatment system, plus a shared gravity fed spring water source, ensuring a dependable water supply even during power outages. 200 amp service, recent roof resingled 2019, and original wood flooring



under the main level carpets, completes the package. Privately tucked away from the road with a semi-circular gated paved driveway and rustic style white fencing, and set amongst mature plants, vegetable garden, wooded area with lawns & brook, and located on a school bus route. A perfect family home.

Built in 1917

Essential Information

MLS® #	202317594
Price	\$280,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,596
Acres	2.44
Year Built	1917
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 6th, 2023

Community Information

Address	17 Old Post Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Clementsport
County	Annapolis
Province	NS
Postal Code	B0S 1J0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Single, Wired, Circular Driveway, Parking Spaces(s), Paved
# of Garages	1

Waterfront	Stream/Pond
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Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Crawl Space, Partial, Unfinished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Partial Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block

School Information

Elementary	Clark Rutherford Memorial School
Middle	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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