

\$625,000 - 2431 Highway 1, Upper Clements

MLS® #202317872

\$625,000

3 Bedroom, 3.00 Bathroom, 3,064 sqft

Residential on 13.12 Acres

V4, Upper Clements, NS

Amazing two-storey contemporary waterfront home on 13 acres. Property includes two adjoining "bonus" lots with frontage on Highway 1 which could be developed separately. Immense opportunity to build equity here: with some minor finishing touches upstairs (mostly just flooring!) the value of this property will increase overnight. The main home features a massive 13x34 two-storey south-facing glass solarium, open concept living spaces on the main floor, a deluxe custom kitchen, large bathrooms and three large bedrooms. All new flooring and fixtures throughout the main level; massive upgrades here in recent years. Patio doors lead to a large deck with a great view of the Annapolis Basin and a large cleared area perfect for hobby farming. Main home also features a detached double garage via breezeway/carport. The XXL 60x36 garage is fully insulated/wired and features a massive living area above; perfect for an inlaw suite, short-term accommodations, year-round apartment, or studio space. Endless possibilities with this property and it has been very well maintained/updated. Too many features to print; must be seen to be appreciated. Asking price is reflective of the need for finishing touches and is not negotiable. This is an incredibly rare offering that WILL NOT LAST!

Built in 1982



Essential Information

MLS® #	202317872
Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,064
Acres	13.12
Year Built	1982
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Date Sold	October 16th, 2023

Community Information

Address	2431 Highway 1
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Upper Clements
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Detached, Triple, Heated Garage, Wired, Paved
# of Garages	3
View	Bay, Harbour, Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Access: Bay, Access: Harbour, Ocean Access

Interior

Interior Features	Ensuite Bath, Secondary Suite, See Remarks, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
# of Stories	2

Stories	2 Storey
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	10 to 49.99 Acres, Landscaped, Level, Wooded
Roof	Asphalt
Construction	Cementitious Board
Foundation	Concrete Perimeter

Additional Information

Zoning	Gen Dev
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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