

# \$262,900 - 1551 Clarence Road, Clarence

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MLS® #202320910

**\$262,900**

3 Bedroom, 2.00 Bathroom, 1,680 sqft

Residential on 1.54 Acres

V3, Clarence, NS

Located in the rural farming community of Clarence, you will find this charming country home. The north mountain at the rear this time of year provides scenic fall foliage. This home offers a large newer kitchen with loads of cabinets, dishwasher, fridge and stove. Off the kitchen is a dining room with garden door to a nice size deck on the west side. Main floor also has a living room with a fireplace, a bedroom and a full bath with laundry. The sunroom at the front of the house faces south offering views of the sunrise. Second floor consists of 2 bedrooms , another full bath and a foyer which would make a great spot for a computer area. The home heats with oil and wood forced air. Some renovations over the last few years are windows, drilled well, 100 amp panel, insulation and metal roof on 3/4 of the house. The 1.5 garage is wired, has a metal roof and a loft for storage. Lot size is 1.54 acres, and is a quick drive to Bridgetown and 20 minutes to Middleton. Donâ€™t miss out on this affordable property. Clarence is a very welcoming community and a wonderful spot to put down some roots !!



Built in 1935

## Essential Information

MLS® #	202320910
Price	\$262,900
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	1,680
Acres	1.54
Year Built	1935
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 8th, 2024

### Community Information

Address	1551 Clarence Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Clarence
County	Annapolis
Province	NS
Postal Code	B0S 1C0

### Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Detached, 1.5, Paved, Single
# of Garages	2

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Fireplace(s), Forced Air, Furnace
Fireplace	Yes
Fireplaces	Fireplace(s)
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Lot Description	1 to 2.99 Acres, Cleared, Level
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Roof	Asphalt, Metal
Construction	Vinyl Siding
Foundation	Block, Concrete Perimeter

### **Additional Information**

Zoning	None
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### **Listing Details**

Listing Office	RE/MAX Banner Real Estate
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