

# \$180,000 - 1972 Highway 1, Clementsport

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MLS® #202322771

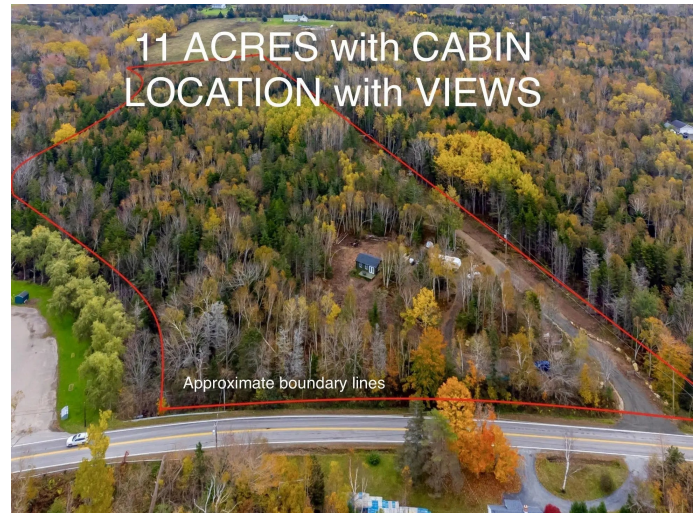
## \$180,000

1 Bedroom, 1.00 Bathroom, 380 sqft

Residential on 11.44 Acres

V4, Clementsport, NS

Prime location! Fully surveyed lot spanning 11.44 acres with new cabin, water views, brook, and development potential nestled midway between Annapolis Royal and Digby. A well-built gated driveway provides easy access to the newly constructed 380sqft cabin which is nearing completion. The acreage is extra wide for a guarantee of privacy, forested and partially cleared with ample road frontage and elevated views of the Annapolis Basin and North Mountain. A new wired storage shed with a new 200amp electrical panel, plus a 31' 5th wheel Cardinal RV (1999) and a new 20' C-Can are included with the sale, perfect for temporary accommodation and secure storage while you work on your cabin or dream home. Class C1 septic system approvals (2 test holes assessed in 2021) streamline the development process, plus approved power and communication services ready to serve your needs (power poles already installed). The back line of the property is set 1,194 feet from the road, flanked on one side by a babbling brook. Convenient public transit, school bus routes and high speed internet make this property well-connected. Currently no well or septic system in place. This property offers many possibilities for potential future development and is an investment opportunity that's priced to sell.



## Essential Information

MLS® #	202322771
Price	\$180,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	380
Acres	11.44
Type	Residential
Sub-Type	Cottage / Rec. Properties
Style	Cottage/Camp
Status	Closed
Date Sold	June 10th, 2024

### Community Information

Address	1972 Highway 1
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Clementsport
County	Annapolis
Province	NS
Postal Code	B0S 1A0

### Amenities

Utilities	Electricity Connected, Phone Connected
Parking Spaces	1
Parking	No Garage, Circular Driveway, Gravel, Single
View	Bay
Waterfront	Stream/Pond

### Interior

Interior Features	See Remarks, High Speed Internet
Appliances	None
Heating	No Heating/Cooling
Cooling	No Heating/Cooling
Basement	None

### Exterior

Lot Description	10 to 49.99 Acres, Partially Cleared, Partial Landscaped,
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	Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Slab

### **School Information**

Elementary	Clark Rutherford Memorial School
Middle	Annapolis West Education Centre
High	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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Listing information last updated on October 14th, 2025 at 11:17pm ADT