

\$769,900 - 23 Clover Lane, Falmouth

MLS® #202325307

\$769,900

3 Bedroom, 2.00 Bathroom, 2,042 sqft

Residential on 0.33 Acres

V1, Falmouth, NS

Welcome to this stunning 3-bedroom, 2-bath bungalow with an attached double garage in the beautiful community of Falmouth just 40 min from Halifax. Step inside and be greeted by an inviting open concept living space, perfect for both relaxation and entertaining. The well-designed layout seamlessly connects the living, dining, and kitchen areas, creating a spacious and airy atmosphere. For those in need of a separate workspace, there is a den/home office that offers privacy and tranquility. This versatile room can be customized to suit your specific needs, whether it be a productive office or a cozy reading nook. Step outside into your own private oasis. The heated saltwater pool provides a refreshing escape during hot summer days, while the poolhouse offers a convenient space for changing or storing pool essentials. The fenced yard ensures privacy and security, allowing you to fully enjoy your outdoor space. One of the highlights of this property is the double-sided outdoor custom fireplace with covered gazebo sitting so you can enjoy year round. Whether you're hosting a gathering or simply enjoying a quiet evening, this feature adds warmth and elegance to your outdoor living area. Overall, this bungalow offers a perfect blend of functionality and luxury. With its thoughtful design, desirable amenities, and attention to detail, it presents an exceptional opportunity for those seeking a comfortable and stylish home. The lovely radiant in-floor heating, 3 heat pump heads



and being wired for a generator all add comfort to the home. Additional adjacent lot available for additional purchase if a larger lot is desired.

Essential Information

MLS® #	202325307
Price	\$769,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,042
Acres	0.33
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	April 4th, 2024

Community Information

Address	23 Clover Lane
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Falmouth
County	Hants
Province	NS
Postal Code	B0P 1L0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Heated Garage, Wired, Paved
# of Garages	2
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Ensuite Bath, High Speed Internet
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Appliances	Oven, Dishwasher, Dryer, Washer, Refrigerator
Heating	Ductless, In Floor, Radiant
Fireplace	Yes
Fireplaces	Electric
# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Shingle Siding, Vinyl Siding
Foundation	Concrete Perimeter, Slab

School Information

Elementary	Falmouth District School
Middle	West Hants Middle School
High	Avon View High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	Royal LePage Atlantic - Valley(Windsor)
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