

\$349,000 - 3146 Highway 1, Upper Clements

MLS® #202406976

\$349,000

3 Bedroom, 2.00 Bathroom, 1,750 sqft

Residential on 0.50 Acres

V4, Upper Clements, NS

* Vacant, quick possession possible *.

Wonderful family home in a sought-after locale. This multi-level home has an enticing blend of convenience, privacy and low-maintenance living. A freshly renovated family room on the lower level is a cool refuge from summer's heat thanks to a high-efficiency heat-pump (2021). A wood stove in the large main living room provides a pleasant atmosphere and also ensures some heating and cooking options during a potential power outage. Many significant updates over recent years, including: paint throughout (2018-2024), lower level bathroom (2020), blown-in attic insulation (2018), eavestroughs (2022), many new windows, and most roof shingles replaced (2023). With thermopane windows throughout and a high-efficiency furnace this home is economical and comfortable. Step through the patio door to a spacious patio, the perfect place to unwind in the peaceful backyard surrounded by nature. Speaking of nature - the newly created 'Upper Clements Walking Trails' (with many kms of serene walking/biking trails) is less than 1km from the home. Large detached/wired garage (20x20) includes an upper loft fitting for a private retreat; ideal for a studio or recreation room. Annapolis Royal is a mere 5km drive for all your shopping, cuisine and cultural desires. The hard work has been done and this home is primed for immediate enjoyment - an exceptional package - don't twiddle your thumbs on this one!



Built in 1979

Essential Information

MLS® #	202406976
Price	\$349,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,750
Acres	0.50
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 9th, 2024

Community Information

Address	3146 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, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Wired, Gravel, Parking Spaces(s)
# of Garages	1

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Microwave, Refrigerator
Heating	Forced Air, Furnace, Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	3

Stories	Three Or More
Has Basement	Yes
Basement	Crawl Space, Full

Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block

Additional Information

Zoning	Gen Dev
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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