

\$714,900 - 31 Clover Lane, Falmouth

MLS® #202408731

\$714,900

4 Bedroom, 2.50 Bathroom, 2,253 sqft

Residential on 0.31 Acres

V1, Falmouth, NS

This stunning 2-storey home in Falmouth boasts 4 bedrooms and 2.5 baths, offering ample space and comfort for your family. Built just 9 years ago, this home combines tasteful charm and character with modern amenities. The main level features a spacious living room, seamlessly connected to the dining area and kitchen. Perfect for entertaining or simply enjoying family gatherings. You can also find a bedroom and half bath on the main level. Upstairs is the luxurious primary bedroom, featuring a generous walk-in closet and a 4-piece ensuite bath. Also on this level are two more cozy bedrooms, a 5-piece bath, a laundry room, and a large walk-in closet perfect for extra storage. This home is equipped with a built-in garage for your convenience. Heat pumps on the main level were installed just 2 years ago ensuring comfort throughout all seasons. The kitchen has been updated with a charming farmhouse sink, while all three bathrooms have been renovated with new sinks, faucets, and countertops. Step outside and enjoy the newly built pergola, privacy wall, and hot tub, creating a serene oasis for outdoor living. A porch swing adds a touch of charm to the front of the house. An irrigation system was also installed just 2 years ago. For your storage needs, a large 10x20 shed with a ramp provides space for your outdoor equipment. Situated in an ideal location on a quiet street just minutes from all amenities. This home has been lovingly curated with charming character



touches throughout, offering an easy, maintenance-free lifestyle!

Built in 2015

Essential Information

MLS® #	202408731
Price	\$714,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,253
Acres	0.31
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 12th, 2024

Community Information

Address	31 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	Garage, Paved

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Ductless
# of Stories	2

Stories	2 Storey
Basement	None

Exterior

Lot Description	Under 0.5 Acres, Landscaped, Level
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	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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