

\$599,999 - 2697 Highway 1, Upper Clements

MLS® #202408872

\$599,999

4 Bedroom, 3.00 Bathroom, 1,750 sqft

Residential on 5.50 Acres

V4, Upper Clements, NS

Extraordinary, private, beachfront setting on the Annapolis Basin, with a custom built, completely furnished home, situated to take in the panoramic sea and mountain views and provide easy access to the beach. Set on 5.5 acres with a long driveway providing good distance from the road so that all you may hear is birdsong and the lapping of waves. The landscaped grounds offer an abundance of flowers, ornamental trees, shrubs, and areas of decking including a unique platform with pergola built over the beach. There is also a detached garage with workshop and an adorable garden shed. This turnkey home offers stunning sea views from the open plan main living area; living room, kitchen and dining, with sliding doors to the deck. There is also a den, bedroom, 4 pc bath, and spacious laundry room on the main level. The main floor has in-floor heating plus a wood stove. The texture and warmth of the natural pine plank floors and woodwork, offset by creamy white walls, creates a bright, contemporary interior, reminiscent of Scandinavian style. The primary bedroom on the second floor has stunning views of the Basin, abundant closet space and a well appointed ensuite bath. 2 other bedrooms and a 3rd bath are also on this level. Heating is electric baseboard on this floor. There are large closets, a pantry and other storage spaces throughout the home. The house also has a brand new roof, and new pex plumbing, installed 2024. The gentle, tidal waters of the Basin are perfect for



kayaking, and you can enjoy hours of beach walking, campfires and soaking up the sun, not to mention incredible sunrises and sunsets. The property backs on the community trail, allowing many kms of walking and biking directly from the property, and nearby access the new Upper Clements Trails park, built for mountain biking, hiking, trail running and cross country skiing. Located 10 minutes from amenities in the town of Annapolis Royal, Fort View Golf Course, and 20 minutes from Digby.

Built in 2003

Essential Information

MLS® #	202408872
Price	\$599,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,750
Acres	5.50
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	January 8th, 2025

Community Information

Address	2697 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, Electricity Connected, Phone Connected
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Parking Spaces	1
Parking	Detached, Single, Wired, Gravel
# of Garages	1
View	Bay
Is Waterfront	Yes
Waterfront	Waterfront, Ocean Front

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Hot Water, In Floor, Radiant, Stove
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	2
Stories	2 Storey
Basement	None

Exterior

Lot Description	3 to 9.99 Acres, Partial Landscaped, Level, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Slab

School Information

Elementary	Champlain Elementary School
Middle	Annapolis West Education Centre
High	Annapolis West Education Centre

Additional Information

Zoning	R2
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Listing Details

Listing Office	Engel & Volkers (Annapolis Royal)
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