

\$462,500 - 3508 Clarence Road, Clarence East

MLS® #202410789

\$462,500

4 Bedroom, 2.00 Bathroom, 2,386 sqft

Residential on 2.94 Acres

V3, Clarence East, NS

Modern, immaculate bungalow nestled in an idyllic country setting, offering the perfect blend of tranquility and convenience. Situated on park-like grounds, this property boasts beautifully landscaped gardens and ample space for outdoor activities. For equestrian enthusiasts, the property is suitable for horses, providing ample room to accommodate them comfortably. The home is ideally located just a short drive from the amenities of town and only 20 minutes to CFB Greenwood, making it perfect for those seeking a serene lifestyle without sacrificing accessibility. The property includes a heated and wired workshop/barn built in 2014, perfect for hobbyists or storage, as well as a heated and wired detached double garage, ensuring plenty of space for vehicles and equipment. Recent improvements ensure this home is move-in ready and energy-efficient: Heat pumps (2020 and 2022), fiberglass oil tank (2016), garage roof (2013), house roof (2016). This bungalow offers a harmonious blend of modern living with rural charm. The open-plan living area is bright and welcoming, with large windows that flood the space with natural light and offer stunning views of the surrounding countryside. The kitchen is equipped with modern appliances and plenty of storage, making it a delight for any home chef. Step outside to enjoy the expansive, park-like grounds, perfect for gardening, outdoor entertaining, or simply relaxing and enjoying the peaceful surroundings. Whether you're looking for a



family home, a hobby farm, or a peaceful retreat, this property offers endless possibilities. Don't miss your chance to own this exceptional bungalow in a picturesque country setting. Schedule your viewing today and experience the perfect balance of modern comfort and rural serenity... guaranteed not to last long on market!

Built in 1988

Essential Information

MLS® #	202410789
Price	\$462,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,386
Acres	2.94
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 9th, 2024

Community Information

Address	3508 Clarence Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Clarence East
County	Annapolis
Province	NS
Postal Code	B0S 1C0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	4

Parking	Detached, Double, Heated Garage, Wired, Other, Paved
# of Garages	2

Interior

Interior Features	Ensuite Bath, See Remarks, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Forced Air, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Finished

Exterior

Lot Description	1 to 2.99 Acres, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Pillar/Post/Pier

Additional Information

Zoning	Gen Dev
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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