

\$349,000 - 71 Clementsport Road, Clementsport

MLS® #202412288

\$349,000

3 Bedroom, 2.00 Bathroom, 1,587 sqft

Residential on 1.00 Acres

V4, Clementsport, NS

Positioned majestically above the serene Moose River, this impressive Gothic Revival style home is a testament to refined living enveloped in natural beauty. The backyard transforms into a private oasis where the soothing sounds of flowing water blend harmoniously with bird songs, creating the ultimate tranquil setting. As you step inside, be prepared to be swept away by the abundant natural light and warmth that permeates the inviting interior spaces. The ground floor boasts an expansive kitchen that seamlessly transitions into a delightful living room, equipped with a brand-new wood-burning stove that adds a touch of rustic charm to the modern comforts. Also on the main floor is a full bathroom complete with convenient laundry facilities and a versatile study, which could easily serve as a bedroom, formal dining room, or cozy den. Both the front and rear of the house feature large, inviting decks that enhance the home's connection to its stunning natural surroundings. Moving upstairs, the elegant main suite awaits, offering access to a second-level deck that provides panoramic views of a picturesque river bend. This suite includes a luxurious three piece ensuite bathroom for added privacy and comfort. The home continues to impress with two additional well-sized bedrooms, offering versatility and space. The third bedroom especially stands out as an ideal space for a home office, art room, or whatever your imagination desires. Some of



upgrades that have diligently been completed, from water system, septic system, new oil tank, new woodstove, fresh paint and flooring all with in the last 2+- years!

Essential Information

MLS® #	202412288
Price	\$349,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,587
Acres	1.00
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 7th, 2024

Community Information

Address	71 Clementsport Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Clementsport
County	Annapolis
Province	NS
Postal Code	B0S 1E0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel
Is Waterfront	Yes
Waterfront	River Front, River Access

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Forced Air, Furnace, Stove

Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Partially Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Stone

School Information

Elementary	Clark Rutherford Memorial School
Middle	Annapolis West Education Centre
High	Annapolis West Education Centre

Additional Information

Zoning	GD - GENERAL DEVELOPMENT ZONE
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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