

\$339,000 - 1411 Highway 1, Clementsport

MLS® #202413497

\$339,000

3 Bedroom, 1.00 Bathroom, 1,500 sqft
Residential on 1.20 Acres

V4, Clementsport, NS

Discover the charm of coastal view living at 1411 Highway 1, Clementsport, a single-family residence nestled on a lush 1.2-acre plot. This cozy century home, an idyllic retreat for first-time homebuyers and down-sizers alike, has three bedroom and a spacious bathroom, perfect for family living. Step inside to find a warm and inviting interior, where the living room, complete with French doors, frames the stunning water views of The Annapolis Basin, and leads out onto a deck designed for savouring breathtaking sunsets. The eat-in kitchen, features a handy laundry/pantry area, and a wood burning stove. Comfort is a given with the modern conveniences of a heat pump, wood stove, and forced air furnace ensuring your home remains a sanctuary whatever the season. Outside, the perennial landscaping adds to the property's allure, while the attached single garage and additional sheds provide ample storage. Parking is a breeze with space for four vehicles, ensuring guests can easily come and enjoy your slice of paradise. And for those seeking adventure, the location is second to none; you're just fifteen minutes from historic Annapolis Royal, with its celebrated Historic Gardens, vibrant arts scene, seasonal outdoor market, boardwalk, theatre, and the Fort View Golf Course. Equally, a short drive takes you to Digby, the Scallops Capital of the world, where local eateries, shopping experiences, and The Pines golf course await. 1411 Highway 1 is more than home; it's a lifestyle choice for



those who dream of the serenity of rural living
with the convenience of nearby amenities.
Furniture can stay with the house.

Built in 1901

Essential Information

MLS® #	202413497
Price	\$339,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,500
Acres	1.20
Year Built	1901
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 19th, 2024

Community Information

Address	1411 Highway 1
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Clementsport
County	Annapolis
Province	NS
Postal Code	B0S 1E0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Attached, Single, Wired, Aggregate, Paved
# of Garages	1
View	Bay

Interior

Interior Features	High Speed Internet
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Appliances	Electric Range, Dryer - Electric, Washer, Microwave, Refrigerator
Heating	Forced Air, Furnace, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Vinyl Siding, Wood 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	Res
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Listing Details

Listing Office	Engel & Volkers (Annapolis Royal)
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