

\$199,900 - 1284 Clementsport Road, Clementsvale

MLS® #202417430

\$199,900

3 Bedroom, 1.00 Bathroom, 1,152 sqft

Residential on 0.19 Acres

V4, Clementsvale, NS

Price adjusted just in time for Christmas! Make your appointment to view this charming country home in the Annapolis Valley while it's still available. Whether you are looking for a primary home or second residence, you will appreciate the attention to detail, extensive upgrades and unique character of this pretty farmhouse. Situated between the towns of Digby and Annapolis Royal, and just minutes from the village of Bear River, the home is tucked into a very private and easy to maintain lot, surrounded by mature trees and ornamental plantings, with a wrap around deck for outdoor living space. A year long restoration was just completed, overseen by the owner, an experienced interior designer. A sensitive approach to preserving the features and architectural elements has retained the charm of this well loved home and made it a cozy and comfortable place to live. The main level starts with a generous entry foyer and laundry area. The kitchen, dining and living space is open plan, and the central wood stove heats the whole house. A large pantry room off the kitchen will satisfy your storage needs. There is a very large bonus room on the main floor that could be a primary bedroom & study or a family room. A well appointed 4 piece bath is also on this level. Upstairs are two bedrooms; the larger of the two, the current primary bedroom, boasts a cathedral ceiling. Most of the high quality antiques that furnish the house are available for sale. The restoration was completed from ground up starting with the



foundation drainage system, new 10 inch wide solid local hemlock floorboards installed in every room (except for living room), new electrical system, new plumbing (including high quality British tap sets), well pump, sump pump, hot water tank, pressure tank, new stove, fridge and large capacity dryer. Steel chimney and wood burning stove. The house has also been painted inside and out. Close wineries, golf, cafe's farmers markets, shops and all other amenities.

Built in 1874

Essential Information

MLS® #	202417430
Price	\$199,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,152
Acres	0.19
Year Built	1874
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	February 6th, 2025

Community Information

Address	1284 Clementsport Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Clementsvalle
County	Annapolis
Province	NS
Postal Code	B0S 1G0

Amenities

Utilities	Phone Connected
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Parking	No Garage, Gravel
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Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Refrigerator
Heating	Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Lot Description	Under 0.5 Acres, Partially Cleared, Wooded
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

School Information

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

Additional Information

Zoning	None
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Listing Details

Listing Office	Engel & Volkers (Annapolis Royal)
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Listing information last updated on October 14th, 2025 at 11:17pm ADT