

\$489,000 - 296 Old Post Road, Clementsport

MLS® #202417690

\$489,000

3 Bedroom, 1.00 Bathroom, 863 sqft

Residential on 100.89 Acres

V4, Clementsport, NS

Fulfill your self-reliant dreams and live sustainably, minimizing your environmental footprint, on this sprawling 100+ acre property of gardens and mature woods. Nestled in the western corner of Nova Scotia's fertile Annapolis Valley, this off-grid home is perfect for those looking to homestead, market garden or just get back to a simpler lifestyle. Tucked away in a picturesque, hillside setting, this unique property boasts a variety of fruit trees and berries including pear, cherry, and apple trees; high-bush blueberries; grapes; strawberries; raspberries, and an established asparagus bed. There is a greenhouse, root cellar, chicken coop, dog house, and 40' shipping container for storage. The tastefully finished home offers bright, open-concept living spaces including a full bath and bedroom on main floor with two additional bedrooms in the loft area. The house is powered with a four-panel solar system that includes a MagnaSine Inverter, and lithium iron phosphate batteries that allow for storage of 8400-watt hours of electricity. There is also a Primus Air 40 small wind turbine and a gasoline generator for when mother nature doesn't cooperate. With a harmonious blend of tranquility, privacy, and convenience, this property promises the perfect location for your Nova Scotia retreat. Book your showing today!

Built in 2013



Essential Information

MLS® #	202417690
Price	\$489,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	863
Acres	100.89
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 27th, 2024

Community Information

Address	296 Old Post Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Clementsport
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	No Garage, Gravel, Single
View	River

Interior

Interior Features	High Speed Internet
Appliances	Oven - Propane, Washer, Freezer, Refrigerator
Heating	Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Basement	None

Exterior

Lot Description	Over 100 Acres, Partially Cleared, Sloping/Terraced, Wooded
Roof	Metal
Construction	Wood Siding
Foundation	Pillar/Post/Pier

School Information

Elementary	Clark Rutherford Memorial School
Middle	Annapolis West Education Centre

Additional Information

Zoning	Mixed Use
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Listing Details

Listing Office	RE/MAX Banner Real Estate(Annapolis Royal)
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