

\$349,000 - 955 Clarence Road, Beaconsfield

MLS® #202422461

\$349,000

3 Bedroom, 1.00 Bathroom, 1,576 sqft
Residential on 0.92 Acres

V4, Beaconsfield, NS

Could this be your dream home in Nova Scotia's picturesque Annapolis Valley? Nestled on a beautifully landscaped 1 acre lot, this charming country residence offers a serene escape with lush perennial & veggie gardens, rose bushes, and many fruit trees/bushes (peach, pear, cherry, apple, blueberry, rhubarb, asparagus). Set back from the road for ultimate privacy, enjoy the tranquility of country living while being just moments from Bridgetown and under 30 minutes from CFB Greenwood. Perfect for retirement or comfortable family living, the main floor features a spacious primary bedroom, allowing for single-level living, with two additional bedrooms upstairs. Recent updates include roofing, siding, insulation, windows, kitchen, bath, flooring, fixtures, and fresh paint: this is a fully modernized, move-in-ready home. Step inside to find bright, cozy living spaces with wood floors, efficient heating/cooling via a heat pump, and a charming airtight wood stove for winter warmth. Relax on the inviting front veranda or enjoy outdoor dining on the rear deck. All appliances included; generator, tractor and other misc items negotiable. A fantastic 24x17 outbuilding/workshop with a loft offers endless possibilities - currently a small hobby antique shop (contents negotiable for a turnkey business!). This property also benefits from a unique deeded provision of municipal water at no charge. Don't miss out - schedule a viewing today and make this exceptional



property your new home!

Built in 1909

Essential Information

MLS® #	202422461
Price	\$349,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,576
Acres	0.92
Year Built	1909
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 31st, 2024

Community Information

Address	955 Clarence Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Beaconsfield
County	Annapolis
Province	NS
Postal Code	B0S 1C0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking	Other

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove

# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Stone

Additional Information

Zoning	GW2
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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