

# \$549,000 - 1913 Clarence Road, Clarence

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MLS® #202423255

**\$549,000**

3 Bedroom, 2.00 Bathroom, 1,980 sqft  
Residential on 34.59 Acres

V3, Clarence, NS

Relax on the front covered veranda of this modern, efficient home, perfectly nestled in the heart of Annapolis Valley, Nova Scotia. Blending rural charm with contemporary comfort, this property offers a unique opportunity to enjoy a peaceful, self-sufficient lifestyle in an idyllic farming community. Situated on an elevated knoll with 30 acres of privacy, this homestead boasts breathtaking views and established gardens filled with vegetables, fruits and berries. Whether you are looking to raise chickens, turkeys, ducks, pigs or more, the property has ample space to make your farming dreams a reality. The custom-built home features 3 bedrooms, 2 baths, a maple kitchen with propane range, and an attached garage that doubles as a workshop and storage space. Warm up by the soapstone wood-burning stove or enjoy the in-floor heating, all made more efficient by the home's southern exposure. For fun and relaxation there's even a separate games room located in its own "he/she shed". The surrounding 2.5 acres of cleared land for farm activities and the remaining forest include scenic walking trails, perfect for exploring nature or hunting without leaving your property. The paved driveway provides ample parking and makes snow removal a breeze. This home is more than just a place to live -- it is a lifestyle opportunity waiting for you. Embrace the tranquility and charm of country life today! Note - The option to purchase with 30 +- acres is a possibility.



Built in 2015

**Essential Information**

MLS® #	202423255
Price	\$549,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,980
Acres	34.59
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	January 6th, 2025

**Community Information**

Address	1913 Clarence Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Clarence
County	Annapolis
Province	NS
Postal Code	B0S 1C0

**Amenities**

Utilities	Electric, Electricity Connected, Phone Connected
Parking	Attached, Paved

**Interior**

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Gas Range, Dryer, Washer, Refrigerator
Heating	In Floor, Radiant, Space Heater, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Basement	None

**Exterior**

Lot Description	50 to 100 Acres, Partial Landscaped, Sloping/Terraced, Wooded
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Slab

### **School Information**

Elementary	Bridgetown Regional Community School
Middle	Bridgetown Regional Community School

### **Additional Information**

Zoning	Mixed
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### **Listing Details**

Listing Office	RE/MAX Banner Real Estate
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