

\$649,900 - 815 Highway 202, Clarksville

MLS® #202424343

\$649,900

4 Bedroom, 2.00 Bathroom, 2,060 sqft

Residential on 18.30 Acres

105-A, Clarksville, NS

What a beautiful and serene farm property with all of the updates done for you! Upon these 30 acres sits an extremely charming, fully renovated century home that exudes warmth and comfort. There are too many updates to the house to list here but the highlights include: new roof, septic system, premium siding/gutters, wiring, basement insulation and drainage, generator panel, solar panels, 3 heat pumps, doors/windows, kitchen/baths, and appliances. A full list can be found under the documents tab. Outside you will find 8 acres of new fenced paddocks (which are set up so that you can open up any of the 4 fields and still have access to the stables/run-in sheds and water), a new 20x40 metre fenced riding arena, an English-Style stable block (4-5 stalls which can be used as a run-in style as well) and 3 sheds used for storing 300 bales of hay. There are two PIDS here; the house sits on 18.3 acres and there is a surveyed and severed 12 acre lot next door which is included in the sale (option to exclude the 12 acre lot can be negotiated). With plenty of hiking and riding trails in the immediate area that take you all the way down to the Bay of Fundy or nearby Stanley Airfield this is quite simply a pleasant country oasis. Your perfect farm property awaits you only 30 minutes to Windsor, 30 minutes to Elmsdale, and 40 minutes to Lower Sackville - an easy, clear, commute to the city! Come have a look for yourself, you won't believe how connected to nature your life could be...



Built in 1911

Essential Information

MLS® #	202424343
Price	\$649,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,060
Acres	18.30
Year Built	1911
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	January 6th, 2025

Community Information

Address	815 Highway 202
Area	Halifax - Dartmouth
District	105-East Hants/Colchester West
Sub-District	105-A
City	Clarksville
County	Hants
Province	NS
Postal Code	B0N 1P0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Gravel, Multiple Driveways, Parking Spaces(s)
Waterfront	Stream/Pond

Interior

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

# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	10 to 49.99 Acres, Partially Cleared, Partial Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Rawdon District Elementary School
High	Hants North Rural High School

Additional Information

Zoning	RU-2
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Listing Details

Listing Office	Viewpoint Realty Services Inc.
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