

\$72,000 - 40 Guinea Road, Clementsport

MLS® #202427098

\$72,000

3 Bedroom, 1.00 Bathroom, 900 sqft
Residential on 1.00 Acres

V4, Clementsport, NS

Welcome to 40 Guinea Road in the charming community of Clementsport! Nestled on a spacious 1-acre parcel, this property offers endless potential for future development. The 3-bedroom, 1-bath home is vacant and eagerly awaiting its next chapter, whether you're inspired to restore its original charm or envision a brand-new build to suit your needs. The property boasts a lush and diverse landscape, and in the past has featured a delightful assortment of apples, blackberries, cherries, grapes, pears, and raspberries. Located just a short drive from the vibrant amenities of Bear River and the historic allure of Annapolis Royal, this property combines the tranquility of rural living with convenient access to nearby shops, restaurants, and attractions. Don't miss this fantastic opportunity to bring your vision to life in a beautiful area of Nova Scotia!



Essential Information

MLS® #	202427098
Price	\$72,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	900
Acres	1.00
Type	Residential

Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 14th, 2025

Community Information

Address	40 Guinea Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Clementsport
County	Annapolis
Province	NS
Postal Code	B0S 1G0

Amenities

Utilities	Other
Parking	No Garage, Dirt

Interior

Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Forced Air
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Basement	None

Exterior

Lot Description	1 to 2.99 Acres, Hardwood Bush, Not Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Pillar/Post/Pier

School Information

Elementary	Clark Rutherford Memorial School
High	Annapolis West Education Centre

Additional Information

Zoning	GD - GENERAL DEVELOPMENT ZONE
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Listing Details

Listing Office Exit Realty Town & Country

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