

\$315,000 - 681 Leonard Road, Central Clarence

MLS® #202503753

\$315,000

3 Bedroom, 1.00 Bathroom, 1,293 sqft

Residential on 0.46 Acres

V3, Central Clarence, NS

Welcome to Central Clarence Community! With further renovations completed, this charming split entry home has 2+1 bedrooms, 1 full bath with double sinks, and a paved level driveway, all on just less than a 1/2 acre. This country home, surrounded by acres of farmland, presents a fantastic opportunity for a single person, first time buyers or retirees seeking to build equity. This 1100+ sq ft home is easily heated with a fully serviced oil furnace, with new ducting and chimney as well as a brand-new (2024) fibreglass oil tank located outside. The home has a new septic system (2022), and recent steel roof, plus updated vinyl windows and doors, 100 AMP updated electrical panel, and worry-free sump pump installed under the stairs for convenience. This property, with low country taxes, provides your own private drilled well, private septic system, and a brand-new (2024) back deck for enjoying the country sunsets. There is also a wired, double detached garage which could easily be made it into a workshop/studio, perfect for hobbies or projects. A six foot chain link dog run to keep your dog safe to do their business is negotiable. The location, a hidden gem on a paved country road and in close proximity to hiking and biking trails, provides opportunity for a comfortable and active lifestyle in the country, surrounded by farm land in Central Clarence, with year-round residents. Located just 10 minutes from the amenities of Middleton and Bridgetown, where you can



take advantage of the community's center activities like indoor pickleball, woodworking, arts and crafts and socials, to name a few. There are also year-round convenience stores, banks, auto dealerships, plus specialty coffee shops and restaurants, a seasonal market with art, crafts and fresh produce. Here is your chance to buy a well-cared-for, perfect smaller home that's just waiting for you.

Essential Information

MLS® #	202503753
Price	\$315,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,293
Acres	0.46
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 8th, 2025

Community Information

Address	681 Leonard Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Central Clarence
County	Annapolis
Province	NS
Postal Code	B0S 1C0

Amenities

Utilities	Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Heated Garage, Wired, Paved
# of Garages	2

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Washer, Range Hood, Refrigerator
Heating	Forced Air
Stories	Split Entry
Has Basement	Yes
Basement	Full, Finished

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level
Roof	Steel
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	GD
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Listing Details

Listing Office	ViewPoint Realty Services Inc.(Greenwood)
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