

# \$449,000 - 3151 Clementsvale Road, Clementsvale

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MLS® #202503764

**\$449,000**

4 Bedroom, 2.50 Bathroom, 2,169 sqft

Residential on 27.00 Acres

V4, Clementsvale, NS

Step into the timeless charm of this exquisite century-old farmhouse, perfectly nestled on a breathtaking 27 acres property. A harmonious blend of historic craftsmanship and thoughtful updates, this home is a true testament to elegance and character. More than just a residence, it offers a lifestyle - and opportunity to embrace the simpler things in life while creating your own private retreat. Ideal for hobby farmers and animal enthusiasts, this incredible property boasts a sprawling landscape perfect for gardening, homesteading, or simply enjoying nature. A large barn stands ready to fulfill your farming dreams, while a smaller shed offers you possibilities. Inside, the home is an absolute delight. The main floor welcomes you with an open-concept, eat-in kitchen and living space - the heart of the home, ideal for family gathering and entertaining. A main-floor bedroom with a private 2-piece ensuite adds convenience, while a spacious laundry/mudroom provides seamless access to the back yard. A 4-piece bath completes this level. The second floor offers a unique and inviting layout. A private loft-style bedroom, accessible via its own staircase, creates a secluded retreat. Meanwhile, the beautiful main staircase leads to two additional generously sized bedrooms and a 3-piece bath. Conveniently located between the scenic towns of Digby and Annapolis Royal, you'll enjoy easy access to local amenities, and just a short drive away, the charming Artisan



Village of Bear River awaits with its galleries, shops and restaurants and cafes. This one-of-a-kind property is more than just a home-it's a canvas waiting for your dreams to unfold. Don't miss the chance to make this enchanting farmhouse your own. Schedule a viewing today and bring your vision to life! Property is being sold as is/where is.

**Essential Information**

MLS® #	202503764
Price	\$449,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,169
Acres	27.00
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 2nd, 2025

**Community Information**

Address	3151 Clementsvale Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Clementsvale
County	Annapolis
Province	NS
Postal Code	B0S 1B0

**Amenities**

Utilities	Electric, Electricity Connected, Phone Connected
Parking	No Garage, Gravel

**Interior**

Interior Features	Ensuite Bath, High Speed Internet
Appliances	None
Heating	Baseboard, Ductless
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Lot Description	10 to 49.99 Acres, Partially Cleared
Roof	Asphalt
Construction	Shingle Siding, Wood Siding
Foundation	Concrete Perimeter, Stone

## Additional Information

Zoning	GD - GENERAL DEVELOPMENT ZONE
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## Listing Details

Listing Office	Exit Realty Town & Country
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Listing information last updated on October 14th, 2025 at 11:17pm ADT