

\$299,900 - 1359 Highway 1, Clementsport

MLS® #202504034

\$299,900

4 Bedroom, 1.00 Bathroom, 1,624 sqft

Residential on 5.07 Acres

V4, Clementsport, NS

A Timeless Treasure with Breathtaking Basin Views Step into a beautifully renovated home that blends historic charm with thoughtful updates, offering unmatched sunset views over the basin every evening. This four-bedroom property is perfectly situated on five acres and features custom-crafted details throughout. The unique kitchen ceiling with custom shelving adds character, while new flooring and a 2023 heat pump ensure comfort year-round. Cozy up by the wood stove or prepare meals on the classic cook stove—the perfect combination for a relaxed, inviting atmosphere. The front half of the house received a new roof in 2024, preserving its classic character while ensuring long-lasting durability. The fenced-in yard is perfect for pets or small children, and the barn (new roof and footings in 2013) offers plenty of storage space. The backyard is a fruit lover's dream, featuring apple trees and berry bushes, including blueberries, raspberries, strawberries, currants, and rhubarb. Enjoy the view from the beautiful back deck, an ideal spot for watching the stunning sunsets over the basin. The sunroom provides a bright, peaceful retreat for relaxation, while the covered barbecue area offers a sheltered space to cook and gather with friends and family. Outdoor enthusiasts will love the direct access to scenic railway trails, perfect for leisurely walks or bike rides. Whether you're tending to the greenhouse, relaxing in your private backyard, or exploring



Annapolis Royal or Digby, both just 10-15 minutes away, this property offers a lifestyle like no other. This is more than just a home—it's a lifestyle. Come see for yourself why this could be the one you've been waiting for.

Built in 1879

Essential Information

MLS® #	202504034
Price	\$299,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,624
Acres	5.07
Year Built	1879
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 22nd, 2025

Community Information

Address	1359 Highway 1
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Clementsport
County	Annapolis
Province	NS
Postal Code	B0S 1E0

Amenities

Utilities	Electricity Connected
Parking	No Garage, Gravel

Interior

Interior Features	High Speed Internet
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Appliances	Stove, Dryer, Washer, Refrigerator, Water Softener
Heating	Forced Air, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	3 to 9.99 Acres, Cleared
Roof	Asphalt
Construction	Wood Siding
Foundation	Stone

Additional Information

Zoning	MX
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Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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