

# **\$299,000 - 3580 Second Division Road, Concession**

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MLS® #202504401

**\$299,000**

3 Bedroom, 2.00 Bathroom, 1,041 sqft

Residential on 2.08 Acres

V4, Concession, NS

Welcome to 3580 Second Division Road - a beautiful home that is centrally located in the Municipality of Clare. Located on a sprawling 2.4 acre corner lot, this well cared for home was built in 1968. Nestled among many trees (dogwoods, magnolia, maple, cedars, birch, apple, spruce , etc.) , flowering bushes, shrubs, grapevines, and a small pond, this property boasts a great amount character. A large semi-circular rock wall adorns the corner and numerous handcrafted birdhouses are located throughout the property. Extended paved driveways: one in front with walkway and the other in back of the house. A vinyl-railed cement deck complements the rear landscaping, along with a roof-covered swing, lounge chair and brick flower boxes. The main living area of this country/retro home is very spacious. It includes 3 furnished bedrooms, a full bath, a large furnished living room, as well as a kitchen that includes all appliances and washer/dryer. Mahogany cupboards, closet doors and casings are abundant throughout the entire house. Most windows and doors are NEW. The single-car garage (21'4 x 15'4) has a new Garaga opening door system with automatic lock, assuring peace of mind for years to come. As an added bonus, the ride-on lawnmower will also be included in the sale. The cemented basement extends the full length of the house as well as underneath the garage. This basement contains a full bath, furnishings, a piano, a wood furnace, an oil furnace, an oil tank that is nearly full, chords of



firewood, and kindling. Also located downstairs is the hot water heating system, an ultraviolet water system for bacteria-free water, and a full-wall nature painting on canvas done by a local artist. A special truss system in the attic conveniently allows for more unobstructed space in the basement. Only 40 minutes driving distance to Yarmouth and Digby and close to all local amenities as well as the local golf course., this well-constructed charming home can become your forever home!

Built in 1966

**Essential Information**

MLS® #	202504401
Price	\$299,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,041
Acres	2.08
Year Built	1966
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	May 28th, 2025

**Community Information**

Address	3580 Second Division Road
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Concession
County	Digby
Province	NS
Postal Code	B0W 1M0

**Amenities**

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Attached, Single, Wired, Multiple Driveways, Paved
# of Garages	1

### **Interior**

Interior Features	High Speed Internet
Appliances	Cooktop, Oven, Dishwasher, Washer/Dryer, Microwave
Heating	Furnace, Hot Water
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped
Roof	Asphalt
Foundation	Concrete Perimeter

### **Additional Information**

Zoning	res
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### **Listing Details**

Listing Office	EXP Realty of Canada Inc.
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