

\$299,500 - 3278 Highway 1, Upper Clements

MLS® #202516058

\$299,500

6 Bedroom, 2.00 Bathroom, 3,049 sqft
Residential on 4.87 Acres

V4, Upper Clements, NS

Large 6-bedroom home on nearly 5 acres with income, multi-generational, vacation rental and/or development potential! Just minutes from the historic charm and full services of Annapolis Royal and a short walk to the incredible multi-use park in Upper Clements, this spacious century-plus home offers a world of opportunity. Boasting 6 bedrooms, 1 full bath (plus one fully plumbed ensuite awaiting your personal touch) and 2 half baths, the home’s layout lends well to a multi-unit development. Beautiful wooden floors run throughout much of the home, some already restored, adding warmth and timeless appeal. Newly updated progressive zoning in forward thinking Annapolis County, 602’ of road frontage, open spaces, heritage apple tree and wooded land. Start your new beginning here or capitalize on the development potential in the stunning microclimate that Annapolis Basin life can provide. Motivated Seller, make an offer today!



Essential Information

MLS® #	202516058
Price	\$299,500
Bedrooms	6
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	3,049

Acres	4.87
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 1st, 2025

Community Information

Address	3278 Highway 1
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Upper Clements
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

Utilities	Electricity Connected, Phone Connected
Parking	Gravel

Interior

Interior Features	High Speed Internet
Appliances	Range, Dishwasher, Refrigerator
Heating	Hot Water, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Unfinished

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block, Concrete Perimeter, Stone

Additional Information

Days on Market	86
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Zoning

UCR2

Listing Details

Listing Office

Exit Realty Town & Country

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