

\$315,900 - 277 Clarence Road, Beaconsfield

MLS® #202517301

\$315,900

3 Bedroom, 1.00 Bathroom, 1,408 sqft
Residential on 33.00 Acres

V4, Beaconsfield, NS

NEW VIRTUAL TOUR VIDEO! This affordable 33 acre homestead is just what you've been looking for! The century 3 bed farmhouse has charm & character with wide plank floors, decorative window & door trim, solid wood doors & original hardware. Many upgrades: recently converted to propane (hot water baseboard heating) with a 5 yr old hot water tank & new wood stove with WETT cert. Roof is approx. 10 yrs old, renovated bathroom, blown-in insulation in walls & attic. UV light & filtration ensure high water quality from the drilled well that produces crystal clear water from the North Mountain. Great set up for various livestock, hobby farming, gardening & homesteading activities. The 24x36 2-storey wired barn could be converted to a 4 - 6 stall horse barn with plenty of room in the loft for hay storage. A newer chicken coop & run is included in the sale. The soil in this part of the valley is known to be nutritionally rich and is ideal for gardens, fruit trees etc. The recently planted blueberry bushes, apple, pear and cherry trees are already bearing fruit. The 33 acres runs almost all the way to the top of the North Mountain with an old road that takes you to the back of the property by foot or on a 4-wheeler. This trail connect to various wood roads that cross cross the mountain to the Bay of Fundy. A creek just a short way up the path flows year round and has several natural springs. This is a nice bonus that would make watering livestock easy if you erect a pasture fence to include this area with the cleared land



out front (perfect for Highland Cattle!). This property is on a quiet, low traffic part of Clarence Road and is just 5 minutes from Bridgetown (great schools, grocery, library, bank, restaurants) and 20 mins from historic Annapolis Royal (live theatre, farmers markets, museums). 10 mins from the iconic Bay of Fundy. An additional 10 acre parcel, currently used for hay production, may also be available for sale - if interested, please ask your REALTOR® to check.

Built in 1917

Essential Information

MLS® #	202517301
Price	\$315,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,408
Acres	33.00
Year Built	1917
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 3rd, 2025

Community Information

Address	277 Clarence Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Beaconsfield
County	Annapolis
Province	NS
Postal Code	B0S 1C0

Amenities

Utilities Propane, Cable Connected, Electricity Connected, Phone Connected

Parking Spaces	6
Parking	Detached, 1.5, Double, Wired, Other, Gravel
# of Garages	4

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Hot Water
# of Stories	1
Stories	One and One Half, Two
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	10 to 49.99 Acres, Partially Cleared, Hardwood Bush, Level, Softwood Bush, Wooded
Roof	Asphalt
Construction	Vinyl Siding, Wood Siding
Foundation	Stone

School Information

Elementary	Bridgetown Regional Community School
Middle	Bridgetown Regional Community School
High	Bridgetown Regional Community School

Additional Information

Days on Market	80
Zoning	MX

Listing Details

Listing Office	Viewpoint Realty Services Inc.
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