

# \$414,000 - 10 Wenlock Grove, Halifax

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MLS® #201600958

**\$414,000**

4 Bedroom, 2.00 Bathroom, 2,066 sqft

Residential on 0.17 Acres

8-A, Halifax, NS

Listen to the Loons as you sit on your deck in the trees. A very desirable area, the private enclave of Boulderwood is surrounded by mature grounds and gardens. A mid Century gem, this house has not been on the market for thirty-five years and has been lovingly maintained and upgraded. With beautiful views from every window, this home has an amazing flow of light through every room reflected off of the gleaming hardwood floors. The Livingroom, with propane fireplace and great open feel, has four large windows overlooking a massive red Maple creating an airy space that flows into the Diningroom with window and access to the deck made private by a stately Oak and other mature trees. The modern kitchen has plenty of storage, a breakfast bar, island, built in wine rack, a skylight and the sink is set in a Bay window overlooking the garden. The updated bath has the air jet tub cantilevered in a window over the spacious backyard, a glass shower stall and marble counters. The two ample bedrooms on the level both have double closets and bright light access. The lower level has a walkout to the flagstone patio in the garden for enjoying a sunny afternoon or a fire in the evening. The Family room has a large window at ground level to the large yard, built in bookshelves and plenty of room for everyone to enjoy their "down" time. A full bath with shower, a large and light bedroom with walk in closet and a utility room for laundry, workbench, office and storage that



encompasses half of the lower level completes this wonderful family home.

Built in 1956

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 201600958               |
| Price          | \$414,000               |
| Bedrooms       | 4                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 2,066                   |
| Acres          | 0.17                    |
| Year Built     | 1956                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |

**Community Information**

|              |                                       |
|--------------|---------------------------------------|
| Address      | 10 Wenlock Grove                      |
| Area         | Halifax - Dartmouth                   |
| District     | 8-Armdale/Purcell's Cove/Herring Cove |
| Sub-District | 8-A                                   |
| City         | Halifax                               |
| County       | Halifax                               |
| Province     | NS                                    |
| Postal Code  | B3P 1P5                               |

**Amenities**

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Utilities      | Electric, Propane, Cable Connected, Electricity Connected, Phone Connected, Other |
| Parking Spaces | 2                                                                                 |
| Parking        | No Garage, Double, Paved                                                          |

**Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | High Speed Internet                                                |
| Appliances        | Electric Range, Dishwasher, Dryer - Electric, Washer, Refrigerator |
| Heating           | Baseboard, Forced Air                                              |

|              |                                           |
|--------------|-------------------------------------------|
| Fireplace    | Yes                                       |
| Fireplaces   | Propane                                   |
| Has Basement | Yes                                       |
| Basement     | Full, Partially Finished, Walk-Out Access |

### **Exterior**

|                 |                                    |
|-----------------|------------------------------------|
| Lot Description | Under 0.5 Acres, Landscaped, Level |
| Roof            | Other                              |
| Construction    | Shingle Siding                     |
| Foundation      | Concrete Perimeter                 |

### **School Information**

|            |                                                |
|------------|------------------------------------------------|
| Elementary | John W Macleod-Fleming Tower Elementary School |
| Middle     | Cunard Junior High School                      |
| High       | JL Ilsley High School                          |

### **Additional Information**

|        |    |
|--------|----|
| Zoning | R1 |
|--------|----|

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Atlantic |
|----------------|-----------------------|

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