

# \$214,888 - 174 Broom Road, Westphal

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MLS® #201621347

**\$214,888**

3 Bedroom, 2.50 Bathroom, 2,000 sqft

Residential on 0.09 Acres

15-B, Westphal, NS

THE LIGHTS ARE ON & READY TO SELL!

PRICED \$30,000 BELOW ASSET VALUE!

Seller is motivated to sell and will consider all offers. This home is ready for a quick closing making it ideal to get ready for winter and the holidays that are fast approaching. Excellent price for this young 10 year old home.

Donâ€™t delay call now for your private viewing. This wonderful 2 storey home located in Westphal is looking for a new family. The main floors has a nice kitchen with appliances included along with a dining room and a 2 piece bath. The 2nd floor has 3 good size bedrooms and a full bath with a walk in closet in the master bedroom. The lower level has a great size family room along with its own laundry room and a 3 piece bath and a walk out to the fenced in backyard. The 2 tiered deck will be perfect for entertaining your guest and enjoying your morning coffee. This home is located near amenities, schools, public transit and grand view of the golf course.



Built in 2006

## Essential Information

MLS® #	201621347
Price	\$214,888
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1

Square Footage	2,000
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	174 Broom Road
Area	Halifax - Dartmouth
District	15-Forest Hills
Sub-District	15-B
City	Westphal
County	Halifax
Province	NS
Postal Code	B2W 6R2

### **Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Paved

### **Interior**

Interior Features	Central Vacuum, High Speed Internet
Appliances	Stove, Dishwasher, Refrigerator
Heating	Baseboard
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

### **Exterior**

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Humber Park Elementary School
Middle	Graham Creighton Junior High School

High Auburn Drive High School

### **Additional Information**

Zoning R1

### **Listing Details**

Listing Office Sutton Group Professional Realty

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