

# **\$409,900 - 295 Royal Oaks Way, Belnan**

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MLS® #201723661

**\$409,900**

4 Bedroom, 3.50 Bathroom, 2,870 sqft

Residential on 1.66 Acres

105-B, Belnan, NS

Now is your chance to own a home in beautiful Garden Meadows Subdivision. Located just 5 minutes from exit 8 (Elmsdale) on a 1.6 acre lot sits this gorgeous 2 year young fully finished two storey home with attached garage and many great features. The main level features an office/den, half bath, spacious living room and open concept main living area with eat in kitchen that features beautiful slow close maple cabinets, top of the line appliances and breakfast bar. The laundry/mud room with walk in pantry are just one of the many added bonuses of this home. Upstairs features 3 large bedrooms, all with walk in closets, the main bath and one of those bedrooms being the master features a gorgeous ensuite with custom shower and soaker tub. The lower level is finished also with a huge family room, another bedroom, full bath and a games room. There is tons of storage in this home, an RO on the water system, and an efficient heat pump that heats and cools the large 2800+ sq ft, not to mention the remaining home warranty for peace of mind. Located in a french immersion school district with lots of kids of all ages in the subdivision, a park, walking trails and all within a 5 minute drive to amenities. Come take a look and fall in love with your new home and new neighbourhood, you won't be disappointed making the move.

Built in 2015



## Essential Information

MLS® #	201723661
Price	\$409,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,870
Acres	1.66
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	295 Royal Oaks Way
Area	Halifax - Dartmouth
District	105-East Hants/Colchester West
Sub-District	105-B
City	Belnan
County	Hants
Province	NS
Postal Code	B2S 0C2

## Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Double, Heated Garage, Gravel
# of Garages	2

## Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Heating	Heat Pump
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Finished

## Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Sloping/Terraced
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Elmsdale District Elementary School
Middle	Riverside Education Centre
High	Hants East Rural High School

### **Additional Information**

Zoning	Res
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### **Listing Details**

Listing Office	Royal LePage Atlantic (Enfield)
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