

# \$229,900 - 26 Red Maple Drive, Timberlea

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MLS® #201908661

**\$229,900**

4 Bedroom, 1.50 Bathroom, 2,025 sqft

Residential on 0.08 Acres

40-A, Timberlea, NS

NOW PRICED BELOW MARKET VALUE FOR A QUICK SALE!!! Rare opportunity! It isn't often that the lake-front homes of Red Maple Drive are available and this one features 31 FEET OF BEAUTIFUL LAKE FRONTAGE!!!!

This sought after property has a stunning piece of lake frontage and a fully fenced yard. From your own backyard, you could enjoy watching a multitude of wildlife on the lake, or go for a leisurely float or paddle. The soil in the yard is very healthy and fertile and the current owners have enjoyed a small vegetable garden. Inside you will find a home that has been lovingly maintained and updated over the years. This home is filled with lots of natural light, making it bright and appealing with neutral paint colours that would suit any décor. The main floor features a large ceramic tiled entryway with a closet and half bath, followed by a dining room with a view of the lake and access to the deck with glass fronted double doors. The kitchen offers a pantry, side door to the yard, and a beautiful view as you do your dishes. Upstairs are 3 bedrooms and an updated bathroom. The master bedroom is bright and airy, looking out onto the lake and has a walk-in closet and a door which leads to the upstairs bathroom. Don't miss all the modern, updates in light fixtures, trim, and molding throughout. The basement is VERY well finished and offers a large, bright rec room with quality laminate floor. The laundry room has the possibility to be renovated into a half bath as well! Also on



this level is an large additional room which would be an excellent den, office or theater room. This was used previously as bedroom, however the window does not meet egress. Just 15 minutes from downtown Halifax you can enjoy the privacy and peace of living on this beautiful lakefront property. Check out the virtual tour!

Built in 1985

### **Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 201908661               |
| Price          | \$229,900               |
| Bedrooms       | 4                       |
| Bathrooms      | 1.50                    |
| Full Baths     | 1                       |
| Half Baths     | 1                       |
| Square Footage | 2,025                   |
| Acres          | 0.08                    |
| Year Built     | 1985                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |

### **Community Information**

|              |                                            |
|--------------|--------------------------------------------|
| Address      | 26 Red Maple Drive                         |
| Area         | Halifax - Dartmouth                        |
| District     | 40-Timberlea, Prospect, St. Margaret's Bay |
| Sub-District | 40-A                                       |
| City         | Timberlea                                  |
| County       | Halifax                                    |
| Province     | NS                                         |
| Postal Code  | B3T 1G6                                    |

### **Amenities**

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 1                                                                 |
| Parking        | Single                                                            |

|               |                                                     |
|---------------|-----------------------------------------------------|
| View          | Lake                                                |
| Is Waterfront | Yes                                                 |
| Waterfront    | Lake, Access: Boat, Access: Deeded, Lake Privileges |

## Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | High Speed Internet                |
| Appliances        | Stove, Dryer, Washer, Refrigerator |
| Heating           | Baseboard                          |
| # of Stories      | 2                                  |
| Stories           | 2 Storey                           |
| Has Basement      | Yes                                |
| Basement          | Full, Finished                     |

## Exterior

|                 |                                             |
|-----------------|---------------------------------------------|
| Lot Description | Under 0.5 Acres, Cleared, Landscaped, Level |
| Roof            | Asphalt                                     |
| Construction    | Brick, Vinyl Siding                         |
| Foundation      | Concrete Perimeter                          |

## School Information

|            |                                                    |
|------------|----------------------------------------------------|
| Elementary | Beechville Lakeside Timberlea Jr Elementary School |
| Middle     | Ridgecliff Middle School                           |
| High       | Bay View High School                               |

## Additional Information

|        |     |
|--------|-----|
| Zoning | R-2 |
|--------|-----|

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Exit Real Estate Professionals |
|----------------|--------------------------------|

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