

# \$349,900 - 18 Pearl Drive, Cole Harbour

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MLS® #202009987

## \$349,900

3 Bedroom, 3.50 Bathroom, 2,250 sqft

Residential on 0.18 Acres

16-A, Cole Harbour, NS

This 3-bedroom 4 bath home with 2 car DOUBLE detached wired garage is exactly what your growing family needs! The house has been upgraded with a whole home ducted heat pump (rented) with oil backup and a brand-new roof on the house. Inside you'll be delighted by the over 2200sqft of living space and 3 floors of living! The main floor boasts a spacious kitchen with plenty of cabinet space and stainless-steel appliances, a dining nook with walk out to an oversized deck, a large living room with large bright windows, a formal dining room and a 2-piece bath + laundry for convenience! The top floor you'll be delighted by the master bedroom which features a 3-piece ensuite and walk in closet. Across the hallway you'll find 2 other good size bedrooms and a 4-piece bathroom. The lower level is fully finished with a huge rec room, a cozy office (used as a bedroom), a 3-piece bathroom, an exercise room and the utility room. With all of the major work completed you just need to move in! Located in a family neighbourhood, in a great school district, right on a public bus route, and only minutes to Morris Lake and Shearwater, don't miss out on your opportunity to own this great home today.



Built in 1998

## Essential Information

MLS® #                      202009987

|                |                         |
|----------------|-------------------------|
| Price          | \$349,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 3.50                    |
| Full Baths     | 3                       |
| Half Baths     | 1                       |
| Square Footage | 2,250                   |
| Acres          | 0.18                    |
| Year Built     | 1998                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |

### Community Information

|              |                     |
|--------------|---------------------|
| Address      | 18 Pearl Drive      |
| Area         | Halifax - Dartmouth |
| District     | 16-Colby Area       |
| Sub-District | 16-A                |
| City         | Cole Harbour        |
| County       | Halifax             |
| Province     | NS                  |
| Postal Code  | B2V 2T7             |

### Amenities

|                |   |
|----------------|---|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 4   |
| Parking        | Detached, Double, Wired, Paved                                    |
| # of Garages   | 2   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | High Speed Internet                                       |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator |
| Heating           | Heat Pump   |
| # of Stories      | 2   |
| Stories           | 2 Storey  |
| Has Basement      | Yes   |
| Basement          | Finished  |

### Exterior

|                 |   |
|-----------------|---|
| Lot Description | Under 0.5 Acres, Cleared, Landscaped, Level |
|-----------------|---|

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt            |
| Construction | Vinyl Siding       |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                                 |
|------------|---------------------------------|
| Elementary | Caldwell Road Elementary School |
| Middle     | Astral Drive Junior High School |
| High       | Auburn Drive High School        |

### **Additional Information**

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

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Blue List Realty Canada |
|----------------|-------------------------|

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