

\$399,000 - 111 Elmridge Drive, Waverley

MLS® #202014442

\$399,000

3 Bedroom, 2.50 Bathroom, 3,845 sqft

Residential on 0.99 Acres

30-A, Waverley, NS

When a home provides everything you need to raise a family it will never have many owners. You now have the opportunity to be owner number three. Playing on the front lawn, (home plate is still in the ground), biking on the quiet street, a short walk to the park, swimming at the beach with deeded lake access, mini sticks in the games room until they are playing beer pong in the basement. It will be the house all their friends remember spending time. From quiet dinner parties to an annual Christmas Eve party where we entertain 75-80 friends and family. The 10'™ ceiling height in the great room allowed for a substantial tree to spend Christmas morning opening gifts, the feature windows book end the room where we entertained or sat to enjoy a book. It is still where we have a happy hour drink on the weekends. This solid structure brick home starts with the poured concrete main floor, yes a 4'™ concrete floor will last a long time. You will also enjoy the benefits from a interior fiberglass oil tank, new roof shingles and new Kohltech windows and doors, ductless heat pumps, new chimney from the roof line up, new 60 gallon Rheem electric hot water tank, exterior paint, interior painted in the last 3 years, risers added to septic tank, septic system scoped and out flow pipe repaired 2016, panel upgrade, gfi plugs added, garage door replaced and automatic opener and new tub surround main bathroom with Ikea built in closet in the master bedroom. All is done for you to just move in and enjoy



this community From when you first drive up to the house the street appeal will instantly grab you. It will provide everything your family will need in a home for as long as you desire. Seller and Seller Agent are related and both licensed Realtors with NSAR.

Built in 1978

Essential Information

MLS® #	202014442
Price	\$399,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,845
Acres	0.99
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	111 Elmridge Drive
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-A
City	Waverley
County	Halifax
Province	NS
Postal Code	B2R 1C7

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Attached, Single, Wired, Circular Driveway, Aggregate
# of Garages	1
Waterfront	Access: Deeded, Lake Privileges

Interior

Interior Features	High Speed Internet
Appliances	Oven, Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Fireplace(s), Ductless, Hot Water, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove, Wood Burning
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Partially Finished

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Partial Landscaped
Roof	Asphalt
Construction	Brick, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Waverley Memorial Elementary School
Middle	Georges P Vanier Junior High School
High	Lockview High School

Additional Information

Zoning	R-1
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Listing Details

Listing Office	Avalon Realty
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