

\$559,500 - 40 Merganser Avenue, Timberlea

MLS® #202017415

\$559,500

5 Bedroom, 2.00 Bathroom, 3,323 sqft
Residential on 1.14 Acres

40-A, Timberlea, NS

Home connoisseurs, meet your bliss. Described by many as "Out of a magazine," this one is timeless. The homeowner's vision was captured by Whitestone. They won the 2017 Peak Award For Most Outstanding Renovation Addition and have been featured multiple times in NH&R Magazine. Interior and exterior have been renovated with a refreshing layout, complete with landscaping. Opulent yet subtle details emanate old charm in a modern world. Freshly painted, professionally decorated and crown molding throughout. Designed with entertaining in mind, the large, open concept kitchen and dining room will be the heart of the home with an 8 ft custom crystalline marble top island and too many other upgrades to list. Step foot in the awe inspiring living room through french doors, down the hardwood stairs to your luxurious oasis. Warm up by the grand, 12 ft floor to ceiling, stone propane fireplace that will heat the main level should a power outage occur. Featuring 10 ft double doors that lead to a solar heated pool with a wrap around deck. The living room also has an exterior door to the new 24x24 attached double garage with a finished bonus room above. This home offers ample storage. But wait, there's more! Double paved turn around driveway, ducted heating and cooling, raised garden beds, all new decks, and a new metal roof to top it off. Every detail has been captured. The location is minutes to Halifax, Tantallon, Brunello Golf Course & to popular hiking trails. Metro X park



and ride is next to the subdivision. Don't miss your chance to own a One Of A Kind Executive Ranch Home.

Built in 2001

Essential Information

MLS® #	202017415
Price	\$559,500
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	3,323
Acres	1.14
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	40 Merganser Avenue
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-A
City	Timberlea
County	Halifax
Province	NS
Postal Code	B3T 1J1

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Paved
# of Garages	2
Has Pool	Yes
Pool	Above Ground

Interior

Interior Features	High Speed Internet
Appliances	Glass Cooktop, Dishwasher, Refrigerator
Heating	Baseboard, Fireplace(s), Heat Pump
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Landscaped, Level
Roof	Metal
Construction	Stone, Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	R-1
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Listing Details

Listing Office	Enter Realty Limited
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