

\$879,900 - 188 Aberdeen Drive, Fall River

MLS® #202108731

\$879,900

5 Bedroom, 3.50 Bathroom, 4,500 sqft

Residential on 1.27 Acres

30-B, Fall River, NS

This gorgeous R-2000 home in St. Andrews West was a model home for Rooftight Construction. It has many premium features, such as a large foyer opening to a dramatic vaulted Great Room with rich hardwood flooring & a gorgeous floor-to-ceiling stone propane fireplace with built-in cabinetry. The gourmet kitchen has a propane range, shaker-style wood cabinets & 8 foot island with granite counters. The principal suite has a spacious vaulted bedroom & large ensuite with custom-designed walk-in tile shower & free-standing soaker tub. Over in the other wing of the house, 2 more main floor bedrooms each with their own walk-in closet & share a "Jack & Jill" bathroom. The fully-finished lower level features a 900 sq. ft. Rec-Room, 14' x 17' 4th bedroom with adjacent 4-pc bathroom (making it a perfect guest room); large & bright home office; a hobby room, and a modern media room with 1080p hi-def projector & 7.1 surround sound, for maximum enjoyment on "movie night." A fully-ducted central heat pump warms and cools the whole house, while in-floor solar heat on the lower level & solar domestic hot water via roof-top solar panels all combine to ensure efficiency and maximum comfort. For audio pleasure all through the house, there is a Russound in-ceiling sound system, with digital controls on both levels. Whether at home or travelling, you will rest easy with the complete smart-home security, temperature and light control system,



integrating NEST and RING components, for comfort, security and relaxation, all controllable from anywhere via Google Home or Amazon Alexa. Here's a few more features - 300 gallon water storage system & variable-speed drive pump, to ensure constant water pressure throughout the house, regardless of demand - Instant Hot Water in the Kitchen - very handy vacuum sub-stations in Kitchen & Laundry - septic-friendly garbage disposal - walk-out basement - composite decks - mature landscaping - beautifully paved driveway. Perfect. Just perfect.

Built in 2010

Essential Information

MLS® #	202108731
Price	\$879,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,500
Acres	1.27
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed

Community Information

Address	188 Aberdeen Drive
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-B
City	Fall River
County	Halifax
Province	NS

Postal Code B2T 0H1

Amenities

Utilities Electric, Propane, Cable Connected, Electricity Connected, Phone Connected, Other

Parking Spaces 4

Parking Attached, Double, Heated Garage, Wired, Paved

of Garages 2

Interior

Interior Features Central Vacuum, Ensuite Bath, High Speed Internet

Appliances Central Vacuum, Gas Range, Dishwasher, Dryer, Washer, Garburator, Microwave, Refrigerator, Water Softener

Heating Fireplace(s), Heat Pump

Fireplace Yes

Fireplaces Gas, Propane

Has Basement Yes

Basement Finished, Walk-Out Access

Exterior

Lot Description 1 to 2.99 Acres, Partially Cleared, Landscaped, Level

Roof Asphalt

Construction Stone, Vinyl Siding

Foundation Concrete Perimeter

School Information

Elementary Ash Lee Jefferson Elementary School

Middle Georges P Vanier Junior High School

High Lockview High School

Additional Information

Zoning R-1

Listing Details

Listing Office Viewpoint Realty Services Inc.

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