

\$1,249,000 - 173 & 175 St Margarets Bay Road, Halifax

MLS® #202212999

\$1,249,000

5 Bedroom, 4.00 Bathroom, 3,066 sqft

Residential on 0.75 Acres

8-A, Halifax, NS

A truly unique opportunity in the heart of Halifax is here! This historic home is sitting on a 32,000+ square foot lot that provides views down the Northwest Arm, which can be further improved with some tree trimming or redevelopment. "Craigmore" is an elegant property full of incredible mature gardens with stone walls and walkways that litter the grounds with prestige. Currently being utilized as a legal duplex with over/under flats, this two-storey house showcases Arts & Crafts architecture throughout the interior and exterior. The property has access and street frontage on both St. Margaret's Bay Road as well as Finch Lane, which provides more options for development and convenience with a 2-car parking pad currently available on Finch Lane. The main level is the best example of this construction and design time period. With Quarter-Sawn Red Oak everywhere you look, this distinct type of craftsmanship is not only translated to the naked eye but is evident in the construction and framing of the home upon closer inspection. The attention to natural light and creating a connection with the outdoors was an obvious and successful goal achieved by the original builder. The main floor unit hosts a kitchen, dining room, sunroom, living room with wood fireplace, primary bedroom with fireplace and views of the back garden, and newly renovated full bath. This unit is inclusive of the finished basement also with a renovated full bath, a bedroom along with a family room,



workspace, and laundry/storage space. Second storey flat has 3 bedrooms, two full baths, and a kitchen/dining space. The property includes a detached two car garage, a very impressive and top of the line greenhouse, as well as two other small storage outbuildings. This opportunity will appeal to investors and families alike. Redevelop some now or down the road, maybe convert back to an impressive estate home. There are so many exciting options for the next owner of Craigmore; will it be you?!

Built in 1908

Essential Information

MLS® #	202212999
Price	\$1,249,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,066
Acres	0.75
Year Built	1908
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	February 1st, 2023

Community Information

Address	173 & 175 St Margarets Bay Road
Area	Halifax - Dartmouth
District	8-Armdale/Purcell's Cove/Herring Cove
Sub-District	8-A
City	Halifax
County	Halifax
Province	NS
Postal Code	B3N 1K8

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected, Other
Parking Spaces	2
Parking	Detached, Double, Multiple Driveways, Parking Spaces(s), Paved
# of Garages	2
View	Ocean

Interior

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

Exterior

Lot Description	0.5 to 0.99 Acres, Hardwood Bush, Landscaped, Wooded
Roof	Metal
Construction	Shingle Siding
Foundation	Block, Concrete Perimeter

School Information

Elementary	Springvale Elementary School
Middle	St Agnes Junior High School
High	Citadel High School

Additional Information

Zoning	R-2 - RESIDENTIAL MEDIUM DENISTY
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Listing Details

Listing Office	Engel & Volkers
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