

\$769,900 - Lot 5 206 Perrin Drive, Fall River

MLS® #202214247

\$769,900

4 Bedroom, 3.50 Bathroom, 2,453 sqft

Residential on 1.72 Acres

30-E, Fall River, NS

Model Home - Immediate Occupancy Available - Welcome to 206 Perrin Drive - "The Bracken" as crafted by Marchand Homes. A wonderful opportunity on a private lot surrounded by forest, only 5 minutes from the amenities of Fall River and a stroll to Miller Lake for a dip. This home will include 3+1 bedrooms, 4 bathrooms and an ideal open concept main living area. Key features include a fully finished home, engineered quartz countertops, kitchen backsplash, huge windows and high quality 12 mil laminate throughout. This home and lifestyle opportunity will be loaded with an abundance of value added items such as; heat pump technology, a white shaker style kitchen, soft cabinet closures, a hardwood staircase, open joist engineered flooring system, 40 year LLT shingles, a 7 year Atlantic Home Warranty and the list goes on. The location is prime, offering 1 minute access to the Fall River bus station and highway 118, 10 minutes to Dartmouth Crossing. The home is situated in a small cluster of homes that borders on crown land and Miller Lake. Contact us today to arrange for your private viewing.



Essential Information

MLS® #	202214247
Price	\$769,900
Bedrooms	4

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,453
Acres	1.72
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 18th, 2022

Community Information

Address	Lot 5 206 Perrin Drive
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-E
City	Fall River
County	Halifax
Province	NS
Postal Code	B2T 1J6

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Double, Garage, Gravel, Shared
# of Garages	2

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	None
Heating	Baseboard, Ductless
Cooling	Ductless
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Sloping/Terraced, Wooded
Roof	Asphalt

Construction	Stone, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Holland Road Elementary School
Middle	Georges P Vanier Junior High School
High	Lockview High School

Additional Information

Zoning	R-1B
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Listing Details

Listing Office	Sutton Group Professional Realty
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