

# \$325,000 - 33 Patrick Lane, Cole Harbour

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MLS® #202218155

## \$325,000

3 Bedroom, 1.50 Bathroom, 1,332 sqft

Residential on 0.11 Acres

16-A, Cole Harbour, NS

Location, location, location! This is your chance to own a 3 bedroom, 1.5 bathroom, semi on an ideal quiet street in Colby. You will be close to the Salt Marsh Trail and Rainbow Haven Beach, and not far from the ocean! The open concept main level features a spacious living room with a heat pump, a good sized kitchen with a walk in pantry, a dining area with patio doors to the back deck, and a half bathroom. Great layout for all of your relaxing or entertaining needs! The downstairs features a big main bedroom with a walk in closet and another heat pump, 2 other bedrooms, a full bathroom with its own closet, and a laundry space. The 2 heat pumps will save you money on heating the house in the winter, and give you that air conditioning you desire on those warm summer days! The driveway can fit multiple cars and there is solid back yard space for your enjoyment. The fridge, stove, dishwasher, washer and dryer are included in the sale so you are all set for appliances.



Built in 2003

## Essential Information

MLS® #	202218155
Price	\$325,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1

Square Footage	1,332
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 8th, 2022

### **Community Information**

Address	33 Patrick Lane
Area	Halifax - Dartmouth
District	16-Colby Area
Sub-District	16-A
City	Cole Harbour
County	Halifax
Province	NS
Postal Code	B2V 2V4

### **Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Gravel

### **Interior**

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
Stories	Split Entry
Has Basement	Yes
Basement	Finished

### **Exterior**

Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Colonel John Stuart Elementary School
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Middle	Sir Robert Borden Junior High School
High	Cole Harbour District High School

### **Additional Information**

Zoning	R-2 - RESIDENTIAL MEDIUM DENISTY
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### **Listing Details**

Listing Office	Sutton Group Professional Realty
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