

# \$439,900 - 77 Brentwood Avenue, Timberlea

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MLS® #202222268

**\$439,900**

3 Bedroom, 2.00 Bathroom, 1,724 sqft

Residential

40-A, Timberlea, NS

Welcome to 77 Brentwood Avenue in Timberlea, Nova Scotia. The main level of this split entry detached home features a spacious living room with laminate floors, a large bay window, ductless heat pump and a lovely accent wall. Off the living room you'll find the formal dining area which features patio doors leading to your rear deck and fully fenced landscaped backyard that features a hot tub and a detached single car garage. The kitchen features ceramic floors, plenty of counter and cupboard space and 3 black appliances. Down the hall you'll find 2 good size bedrooms and a 4 piece bath that features a skylight. The lower level boasts a 3rd large bedroom that is currently being used as the primary bedroom. The lower level also features a large rec room area that has a wood stove to help with heating costs in the winter. Completing the lower level is a partially finished laundry room and workshop area that also has a walkout to the yard as well as a 3 piece bath. This home is walking distance to local parks, trails, elementary school and the metro transit is right outside your front door. This home is only a 4 min drive to the new links of Brunello golf course, Sobeys and the new NSLC. Plus, it's only 10 min drive to Bayer's Lake and all its amenities. Call today for your private viewing.



Built in 1987

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202222268               |
| Price          | \$439,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,724                   |
| Year Built     | 1987                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | November 15th, 2022     |

### Community Information

|              |                                            |
|--------------|--------------------------------------------|
| Address      | 77 Brentwood 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 1E5                                    |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 1                                                                 |
| Parking        | Detached, Single, Paved                                           |
| # of Garages   | 1                                                                 |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | High Speed Internet                            |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Refrigerator |
| Heating           | Baseboard, Ductless, Stove                     |
| Fireplace         | Yes                                            |
| Fireplaces        | Wood Burning Stove                             |
| Stories           | Split Entry                                    |
| Has Basement      | Yes                                            |
| Basement          | Full, Finished, Walk-Out Access                |

### Exterior

|                 |                                    |
|-----------------|------------------------------------|
| Lot Description | Under 0.5 Acres, Landscaped, Level |
| Roof            | Asphalt                            |
| Construction    | Brick, Vinyl Siding                |
| Foundation      | Concrete Perimeter                 |

**School Information**

|            |                                                    |
|------------|----------------------------------------------------|
| Elementary | Beechville Lakeside Timberlea Jr Elementary School |
| Middle     | Ridgecliff Middle School                           |
| High       | Bay View High School                               |

**Additional Information**

|        |    |
|--------|----|
| Zoning | R1 |
|--------|----|

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Atlantic |
|----------------|-----------------------|

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