

\$649,900 - 260 Notting Hill Road, Mineville

MLS® #202222421

\$649,900

3 Bedroom, 2.50 Bathroom, 1,919 sqft

Residential on 2.28 Acres

31-A, Mineville, NS

Get a NEW CONSTRUCTION HOME without any of the hassles of building or waiting!!! This 2 year old 2 storey home with water frontage directly on Salmon River with easy access to popular Lake Echo will be perfect for those that want to get back to Nature just minutes from the city and features the balance of the 7 year Atlantic new home warranty! Enjoy Kayaking and Canoeing and other activities that will keep you busy all year long! This home has great features that need to be seen to be appreciated! Amazing in-floor radiant heating throughout and high efficiency propane on-demand furnace! The main level has an amazing layout with a large living room area that has loads of natural light and wood burning fireplace! There is a large dining room area with patio doors and the dining room is open to the large chef's kitchen with HUGE kitchen island and loads of cupboard and counter space with amazing cabinets and quartz countertops as well as a large pantry and stainless steel appliances! There is a mud room area off the kitchen which features a side laundry area and there is a powder room tucked away off the mud room and front entry area. The upper level of the home features the large primary bedroom with HUGE Ensuite Bathroom and 2 separate walk-in closets! The Ensuite bathroom features 2 sinks and a glass shower enclosure! The main bathroom has plenty of room for other members of the family and then the 2 other bedrooms are bright and spacious! The lower level of the home is



already framed in and just waiting for your finishing touches and includes a walk-out basement and is roughed in for another full bathroom. This home was recently appraised for \$700,000 so the buyers will have instant equity to enjoy! Call today for a private viewing!

Built in 2020

Essential Information

MLS® #	202222421
Price	\$649,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,919
Acres	2.28
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 9th, 2022

Community Information

Address	260 Notting Hill Road
Area	Halifax - Dartmouth
District	31-Lawrencetown, Lake Echo, Porters Lake
Sub-District	31-A
City	Mineville
County	Halifax
Province	NS
Postal Code	B2Z 0B7

Amenities

Utilities	Propane, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel, Paved
View	River

Is Waterfront	Yes
Waterfront	River Front, River Access

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Furnace, Hot Water, In Floor, Radiant
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Unfinished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Level, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Ross Road School
Middle	Ross Road School
High	Cole Harbour District High School

Additional Information

Zoning	R-1 - RESIDENTIAL LOW DENSITY
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Listing Details

Listing Office	Exit Real Estate Professionals
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Listing information last updated on October 28th, 2025 at 7:02pm ADT