

\$499,900 - 40 Surrey Way, Dartmouth

MLS® #202222460

\$499,900

3 Bedroom, 2.50 Bathroom, 1,975 sqft

Residential on 0.07 Acres

16-B, Dartmouth, NS

Welcome to 40 Surrey Way - a tastefully renovated, spacious, and meticulously maintained 3-bedroom townhouse conveniently located on a quiet cul-de-sac in Dartmouth's popular Portland Hills Subdivision. This stunning and highly functional ESSEX design by an award-winning builder features 3 bedrooms and 3 bathrooms with tremendous curb appeal and a compelling and open concept floor plan. The home is bright and airy with lots of windows. A gorgeous brick and craftsman facade greets you from the curb and the front porch is brand new with aluminum rails. The large entertainment deck in the rear is also brand new - also with white aluminum rails and stairs to the fenced-in yard. Energy efficient? You better believe it! New heat pumps on all three levels for savings, heating & cooling including a ceiling-ducted unit servicing all three bedrooms upstairs directly. Check out all the new and modern light fixtures! It feels like you're in a new home. The carpet was been removed from all bedrooms, downstairs rec room, and hall, and brand new high-end laminate floors professionally installed. The interior wood stairs have been polished. There is nothing left to do but move in and enjoy this lovely "like-new" home! It has it all - location, neighborhood, great schools, on-trend white kitchen, primary bedroom with ensuite & walk-in closet, and more! Heat Pumps (2021), flooring (2021), decks (2022), lights (2022), furnace (2020), and roof (2019). First-time



and experienced buyers alike will appreciate the efficiency, functionality, and investment qualities of this home. The perfect location and mere minutes to Halifax, parks, restaurants, trails, Morris Lake, and all the finest amenities of downtown Dartmouth. Call today!

Built in 2005

Essential Information

MLS® #	202222460
Price	\$499,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,975
Acres	0.07
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	January 13th, 2023

Community Information

Address	40 Surrey Way
Area	Halifax - Dartmouth
District	16-Colby Area
Sub-District	16-B
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2W 6R7

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected, Other
Parking Spaces	1
Parking	Attached, Single, Paved

of Garages 1

Interior

Interior Features Ensuite Bath, High Speed Internet
Appliances Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating Baseboard, Fireplace(s), Furnace, Ductless, Hot Water
Cooling Ducted Cooling
Fireplace Yes
Fireplaces Electric
of Stories 2
Stories 2 Storey
Has Basement Yes
Basement Finished

Exterior

Lot Description Under 0.5 Acres, Landscaped, Sloping/Terraced
Roof Asphalt
Construction Brick, Vinyl Siding
Foundation Concrete Perimeter

School Information

Elementary Portland Estates Elementary School
Middle Ellenvale Junior High School

Additional Information

Zoning CDD - COMPREHENSIVE DEVELOPMENT DISTRICT

Listing Details

Listing Office Royal LePage Atlantic

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