

\$1,175,000 - 99 Karels Drive, Fall River

MLS® #202222909

\$1,175,000

5 Bedroom, 3.50 Bathroom, 4,677 sqft

Residential on 2.40 Acres

30-A, Fall River, NS

The first day of Fall always brings a new beginning! 99 Karels Drive is located in one of Halifax's most sought-after suburbs and is over 2.4 acres situated at the end of a private & quiet cul de sac. This estate-like home has a backyard oasis that your family has been dreaming of. An oversized Lazy L heated, saltwater swimming pool with incredible amenities worth announcing: new hot tub (2021), pool house & bar, changing room with wired audio system to entertain. 4600 sq ft of finished quarters, the home boasts 5 Bedrooms (4 up and a large, bright basement bedroom + mainfloor executive office), 3 full bathrooms and a tucked away powder on your main level. The Kitchen is open to your Living Area and walkout garden door to a massive back veranda "composite decking for low maintenance with a spiral staircase down to the concrete pool patio. A few of the top floor features to mention are the beautifully renovated Ensuite with soaker tub and custom shower, and down the hall "a tucked away Bonus family room (or hobby lounge!) above the garage. Car enthusiasts take note as you won't want to miss the attached, Triple-Bay, heated garage "and even more Storage space with a detached garage for your toys and garden gear. This home was a custom-build, no cookie cutter corners and has thoughtfully-designed spaces for the modern family. Enjoy Ducted heating and cooling, a system that has been immaculately maintained and recently upgraded with a GENERAC



Generator. The exterior of the home has an Automated irrigation watering system making lawn maintenance a breeze and your backyard is enclosed, making it safe and secure for dogs and the kids who can play safely out in the back no matter the season. You are on the doorstep of schools, the airport, transit, shopping and more. Change can be beautiful, full of hope and the magic of starting fresh - don't delay, call on Karels before it's too late. Ask your REALTOR for the Full Feature List!

Built in 2007

Essential Information

MLS® #	202222909
Price	\$1,175,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,677
Acres	2.40
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 8th, 2022

Community Information

Address	99 Karels Drive
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-A
City	Fall River
County	Halifax
Province	NS
Postal Code	B2T 1E5

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Detached, Triple, Heated Garage, Parking Spaces(s), Paved
# of Garages	3
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Heat Pump
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

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

School Information

Elementary	Ash Lee Jefferson Elementary School
Middle	Georges P Vanier Junior High School
High	Lockview High School

Additional Information

Zoning	RES
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Listing Details

Listing Office	Royal LePage Atlantic
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