

# \$399,900 - 63 Briarlynn Crescent, Cole Harbour

MLS® #202223973

**\$399,900**

4 Bedroom, 1.00 Bathroom, 2,052 sqft

Residential on 0.14 Acres

16-A, Cole Harbour, NS

Welcome to 63 Briarlynn Crescent in family friendly Colby Village. The home is in the favourable school district comprised of Colby Village Elementary School (a 5 minute walk), Astral Drive Junior High and Auburn Drive High School. This four bedroom, home is ready for you to make it your own. With plenty of space inside (more than 2000sq ft), opportunity abounds. The main level features a large, bright living room with a fireplace and built in shelving. Adjacent to the living room is the dining room with patio doors leading to a newer deck. The eat-in kitchen looks out over the large, fenced in backyard. Three bedrooms and a bathroom round out this level.

Downstairs is a large rec room, additional bedroom with plenty of natural light, laundry room and heaps of storage space. The garage can also be accessed via the lower level. The Colby area is enjoyed by families and outdoor enthusiasts. Abenaki Aquatic Club and Bissett Lake are both nearby, as are walking and cycling trails. The Salt Marsh Trail is just minutes away and leads right to Lawrencetown Beach. Hot summer days may be enjoyed at the Cole Harbour Outdoor Pool and Tennis Complex. Indoor activities also abound at nearby Cole Harbour Place, including swimming, hockey, skating and the Halifax Public Library. Several nearby amenities allow for quick trips to the grocery store or dinner out. You have your pick of several restaurants within a very short drive (pubs, pizza places, a local brewery, Italian, Indian, Lebanese and



more!). Commuting for work? Halifax Transit provides all day bus services to Portland Hills Terminal, and peak hours express routes to Downtown Dartmouth, Halifax, and the Woodside Ferry Terminal. Burnside, Downtown, Dartmouth Crossing, airport...no matter the destination, travel is a breeze. This lovingly cared for property has been owned by one family and has lots to offer. It must be viewed to be fully appreciated. Book your viewing today!

Built in 1974

### Essential Information

MLS® #	202223973
Price	\$399,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	2,052
Acres	0.14
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 14th, 2022

### Community Information

Address	63 Briarlynn Crescent
Area	Halifax - Dartmouth
District	16-Colby Area
Sub-District	16-A
City	Cole Harbour
County	Halifax
Province	NS
Postal Code	B2V 1K5

### Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected, Other
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Parking Attached, Concrete

### **Interior**

Interior Features High Speed Internet

Appliances Water Heater, Oven, Stove, Dryer, Washer, Refrigerator

Heating Forced Air

Fireplace Yes

Fireplaces Fireplace(s)

Stories Split Entry

Has Basement Yes

Basement Finished

### **Exterior**

Lot Description Under 0.5 Acres, Landscaped

Roof Asphalt

Construction Brick, Vinyl Siding

Foundation Concrete Perimeter

### **School Information**

Elementary Colby Village Elementary School

Middle Astral Drive Junior High School

High Auburn Drive High School

### **Additional Information**

Zoning R-1 - RESIDENTIAL LOW DENSITY

### **Listing Details**

Listing Office Royal LePage Anchor Realty

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Listing information last updated on October 14th, 2025 at 6:02am ADT