

\$695,000 - 49 Appian Way, Dartmouth

MLS® #202224411

\$695,000

6 Bedroom, 4.50 Bathroom, 3,650 sqft
Residential

14-A, Dartmouth, NS

Here is your chance to own a stunning multifunctional home with a view of Lake Micmac. This beautiful home sits on a large city lot filled with a variety of trees, shrubs and flowers. You will fall in love with the truly magnificent views. The main level features a large formal dining area and family room with solid hardwood floors. The kitchen has a large breakfast nook area, a ton of cabinetry and counter space, luxury tile flooring and stainless-steel appliances. The living room features a ton of windows that provide an abundance of natural light, propane fireplace and patio doors that lead to the rear deck that is perfect for entertaining friends and family. The side entrance from the garage provides quick and easy access to the kitchen, laundry area and the conveniently located two-piece powder room. The second level features a primary bedroom with walk in closet and large newly renovated en-suite with soaker tub and walk-in shower. There are three additional bedrooms, one has a walk-in closet and ensuite with shower. The lower level features a secondary suite with its own private entrance, two large bedrooms, galley kitchen, dining area and family room for entertaining. Best of all its bright with ample windows and your entrance overlooks this amazing backyard. Several upgrades including ducted heat pump, most windows, roof, renovated bathrooms, flooring, deck railings, etc. Known for excellent schools, close proximity to popular Shubie Park, lakes and all the



amenities you need, you will love the family friendly community of Montebello. The views out over the area and Lake Micmac will make you fall in love with this stunning home. Book your viewing today!

Built in 1991

Essential Information

MLS® #	202224411
Price	\$695,000
Bedrooms	6
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,650
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	February 13th, 2023

Community Information

Address	49 Appian Way
Area	Halifax - Dartmouth
District	14-Dartmouth Montebello, Port Wallace, Keystone
Sub-District	14-A
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B3X 3G1

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Single, Wired, Double, Paved
# of Garages	1
View	Lake

Interior

Interior Features	Central Vacuum, Ensuite Bath, Secondary Suite, High Speed Internet
Appliances	Central Vacuum, Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Heat Pump
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Partially Finished, Walk-Out Access

Exterior

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

School Information

Elementary	Ian Forsyth Elementary School
Middle	Caledonia Junior High School
High	Woodlawn High

Additional Information

Zoning	R-1
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Listing Details

Listing Office	Royal LePage Atlantic (Dartmouth)
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