

\$799,900 - 3447 Highway 2, Fall River

MLS® #202225351

\$799,900

7 Bedroom, 4.50 Bathroom, 3,991 sqft

Residential on 0.54 Acres

30-A, Fall River, NS

This is your chance to own a uniquely gorgeous custom designed engineered cedar home in the sought-after beautiful community of Fall River. The efficiency of an engineered cedar home is called "thermal mass" which can reduce the overall energy needs and expenses of the home when compared to a traditional stick frame home. White cedar also has environmental benefits for people with allergies. The home has finished hardwood floors, solid eastern white cedar construction, vaulted ceilings, skylights, numerous fireplaces, custom crafted stairs and railings. On the main level you will find a large family room which can be used as an entertainment/games room which opens to the attached garage and stairwell up to an additional family room and a guest bedroom. Also you will find a 3 piece bathroom, a great room for a home based office, family room with a gorgeous floor to ceiling cultured stone wood fireplace. You then walk into the open concept living, dining and kitchen area with a stunning cathedral ceiling which really is the focus point of the main floor, skylights, gas fireplace for those cozy evenings, and large windows. Look up and you will see the bonus balcony sitting area or library overlooking the main living and dining area. You then enter the primary bedroom, large his/her closets and an ensuite bathroom and additional bedroom. The lower level has the potential to be used as a secondary unit/in-law suite with its own private entrance. This property has a huge wrap



around deck and screened in sunroom perfect for outside entertaining. It is close to amazing schools, recreational facilities/fields, walking trails, daycares, parks/lakes (Fletchers Lake and Lake Thomas), retail and school/city bus routes. Great investment potential for a home based business, Airbnb rental, bed and breakfast, church or day care.

Built in 2004

Essential Information

MLS® #	202225351
Price	\$799,900
Bedrooms	7
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,991
Acres	0.54
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 21st, 2024

Community Information

Address	3447 Highway 2
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-A
City	Fall River
County	Halifax
Province	NS
Postal Code	B2T 1J2

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	1
Parking	Attached, Single, Garage, Heated Garage, Wired, Circular Driveway, Gravel
# of Garages	1

Interior

Interior Features	Ensuite Bath, Secondary Suite, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Ductless
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Wood Burning Stove, Propane
# of Stories	3
Stories	Three Or More
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	0.5 to 0.99 Acres, Partially Cleared, Landscaped, Level
Roof	Asphalt
Construction	Log
Foundation	Concrete Perimeter

School Information

Elementary	Holland Road Elementary School
Middle	Georges P Vanier Junior High School
High	Lockview High School

Additional Information

Zoning	R-1B
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Listing Details

Listing Office	Sutton Group Professional Realty
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