

# \$299,000 - 9 Poplar Drive, Cole Harbour

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MLS® #202225377

**\$299,000**

4 Bedroom, 2.00 Bathroom, 1,800 sqft

Residential on 0.12 Acres

15-A, Cole Harbour, NS

Fixer Upper! Your opportunity to invest in this 2 unit rental each with 2 bedrooms including separate power meter. The property requires finishing the reno in the upper unit as well as upgrades are required throughout the two units. Live in one and rent the other or keep as investment property and rent out both. The upper unit was rented out for 30 years to one family. Both units are vacant and waiting for your personal touches. Taxes currently \$2783.44 year. You can't beat the location and neighborhood! Each unit has a heat pump and roof shingles were just replaced this year. Each unit has washer/dryer hook up and the current appliances in the units are included in "as is" condition.



Built in 1987

## Essential Information

MLS® #	202225377
Price	\$299,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,800
Acres	0.12
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Date Sold November 17th, 2022

### Community Information

Address 9 Poplar Drive  
Area Halifax - Dartmouth  
District 15-Forest Hills  
Sub-District 15-A  
City Cole Harbour  
County Halifax  
Province NS  
Postal Code B2W 5M3

### Amenities

Utilities Electric, Cable Connected, Electricity Connected, Phone Connected  
Parking Gravel

### Interior

Heating Baseboard, Ductless  
# of Stories 2  
Stories Two  
Has Basement Yes  
Basement Finished, Walk-Out Access

### Exterior

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

### School Information

Elementary Robert Kemp Turner Elementary School  
Middle Sir Robert Borden Junior High School  
High Cole Harbour District High School

### Additional Information

Zoning R-2 - RESIDENTIAL MEDIUM DENISTY

### Listing Details

Listing Office RE/MAX Nova

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