

\$699,900 - 141 Mcgrath Avenue, Upper Rawdon

MLS® #202226920

\$699,900

4 Bedroom, 2.00 Bathroom, 2,777 sqft

Residential on 3.66 Acres

105-C, Upper Rawdon, NS

This private and peaceful 3.66 acre property boasts over 2700sq/ft of meticulously planned and well executed living space. The yard is a sanctuary with an abundance of wildlife, waterfowl, large game and migratory birds.. a truly relaxing and serene location! The beautiful pond provides a large skating rink during the winter months and is an immersive natural park-like setting during the warmer seasons. Plus.. there is direct access to some of the most highly regarded ATV and snowmobile trails the province has to offer. Pride of ownership abounds in this turn-key, on slab, 4 bedroom 2 bathroom home. There is plenty of space for the entire family with spacious bedrooms, large living room, family room w/pellet stove, kitchen with island breakfast bar, and sunny dining area with beautiful views of the property. An extra bonus is the gloriously bright enclosed sunroom with windows that overlook the ducks swimming in the pond. The oversized primary bedroom includes a his and hers closet, ensuite with a large, jetted corner tub, stand up shower and double vanity. Additional features in this home include an office space, sitting room w/ fireplace, large storage/utility room, and laundry room. There are also 2 heat pumps and multiple skylights throughout this generous space. Outdoors you will find the separate 320 sq/ft guest house with loft area and pellet stove.. perfect for your own retreat or for visitors. There is also a double detached, and wired garage featuring a 396 sq/ft



extension for additional storage, a second garage (12x18') with 8 ft sliding door, and the large outdoor parking area can easily accommodate RV's, boats, etc. Just a 20-minute drive to Sackville via Hwy 354 and 20 min to Elmsdale/East Hants via Hwy 14; 30 minutes to the Halifax International Airport and 45 mins to Ski Martock. Close to post offices, schools and many rural amenities including fuel, groceries and hardware store. This beauty will not last long; book your private viewing today!

Built in 1990

Essential Information

MLS® #	202226920
Price	\$699,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,777
Acres	3.66
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 12th, 2023

Community Information

Address	141 Mcgrath Avenue
Area	Halifax - Dartmouth
District	105-East Hants/Colchester West
Sub-District	105-C
City	Upper Rawdon
County	Hants
Province	NS
Postal Code	B0N 2N0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Wired, Circular Driveway, Gravel, Paved
# of Garages	2
Waterfront	Stream/Pond

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	3 to 9.99 Acres, Partial Landscaped, Level
Roof	Asphalt
Construction	Wood Siding
Foundation	Slab

School Information

Elementary	Rawdon District Elementary School
Middle	Hants North Rural High School
High	Hants North Rural High School

Additional Information

Zoning	Wind Energy
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Listing Details

Listing Office	Royal LePage Atlantic (Enfield)
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