

\$649,900 - 37 Havenbrook Hill, Dartmouth

MLS® #202300694

\$649,900

4 Bedroom, 3.00 Bathroom, 2,578 sqft

Residential on 0.27 Acres

17-A, Dartmouth, NS

Welcome to 37 Havenbrook Hill. This original owner, pet free, smoke free immaculately maintained home has the appearance of being never lived in despite being 13 years young. Located in Portland Hills this 4-bedroom, 3 bathroom Executive Split Entry home oozes quality and style throughout. Enter the large bright foyer and up the hardwood stairs and into an open plan main living area consisting of a Living Rm with an amazing tray ceiling, corner fireplace and built-in desk space. The Kitchen boasts an abundance of cabinets, counterspace, a stand-alone pantry, and a large island with a breakfast bar that is sure to satisfy any family's needs. The dining area is adjacent to double patio doors and the entire Main Living Area and the Primary Bedroom has stunning engineered hardwood floors. The primary suite is expansive with vaulted ceilings, arched window, walk-in closet and huge 5 piece ensuite with double vanity, soaker tub and separate shower. The main floor is completed by 2 equally sized bedrooms and a 4-piece bath. The lower level features a huge rec room that will satisfy a multitude of potential uses. The large bedroom has full sized windows, a double closet and is only a few steps from another 4 Piece Bathroom. The level also has a well sized Laundry Rm, a handy Utility Rm and a Double Garage. Outside there is plenty of parking space on the double paved driveway and the patio doors lead to a deck with stairs leading to the yard. A practical retaining wall maximizes the usable



space to the rear of the home. This house has a seemingly endless list of features including natural gas supplying the fireplace, furnace, dryer, stove and BBQ; quartz counters, central vac and a fully ducted heat pump! This home really is a must see, situated in a premium subdivision and within walking distance to the Metro Transit Centre, Finbars and close to all the major amenities Dartmouth has to offer. You will not be disappointed, call your agent and book your viewing today.

Built in 2010

Essential Information

MLS® #	202300694
Price	\$649,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,578
Acres	0.27
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 18th, 2023

Community Information

Address	37 Havenbrook Hill
Area	Halifax - Dartmouth
District	17-Woodlawn, Portland Estates, Nantucket
Sub-District	17-A
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2W 0G1

Amenities

Utilities	Electric, Natural Gas, Cable Connected, Electricity Connected, Natural
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	Gas Connected, Phone Connected
Parking Spaces	4
Parking	Double, Garage, Paved
# of Garages	2

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Dishwasher, Range Hood
Heating	Forced Air, Furnace
Fireplace	Yes
Fireplaces	Fireplace(s)
Stories	Split Entry
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Exterior Features	Barbecue
Lot Description	Under 0.5 Acres, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Portland Estates Elementary School
Middle	Ellenvale Junior High School

Additional Information

Zoning	CDD - COMPREHENSIVE DEVELOPMENT DISTRICT
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Listing Details

Listing Office	Century 21 Trident Realty Ltd.
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