

\$528,000 - 100 Agate Trail, Gaetz Brook

MLS® #202300807

\$528,000

3 Bedroom, 2.00 Bathroom, 1,800 sqft

Residential on 4.93 Acres

31-B, Gaetz Brook, NS

Located in the secluded Longbridge subdivision and nestled on 4.93 private acres of natural beauty, this newly-built custom home offers the serenity and splendour of contemporary, country living at its finest. The 3 bedroom, 2 bathroom home was professionally designed and features an open concept living space with a brilliant split bedroom plan that separates the primary bedroom from the other 2 bedrooms. The centrally located kitchen is a chef's dream boasting plenty of storage space, an abundance of working surfaces, including a nook dedicated for your coffee and bar, complete with a 2nd sink making entertaining truly a joy. If working from home, you have options in the private office off the primary bedroom as well as a dedicated work station off the kitchen overlooking the rear yard. The 2 bathrooms include modern fixtures and finishes and the ensuite features a full size shower, complete with double sinks. The separate mudroom and laundry combo provide additional conveniences and the 9' ceilings invite an abundance of natural light to fill the home from all directions. The lot has been cleared and levelled offering the new owners plenty of landscaping options to customize your outdoor space to suit your needs and desires. The property is conveniently located less than 2 km from HWY 107, 45 minutes to Halifax/Dartmouth and only 40 minutes to Stanfield Int'l Airport. Heading in either direction along HWY 7 and you'll find yourself conveniently close to



grocery, hardware, misc. shops, restaurants and more. A Regional Hospital, dental clinic and optometrist are minutes away as are, terrific schools and countless km²s of trails not to mention world renown beaches that the Eastern Shore is famous for. Click on the virtual tour for an immersive experience. More info about this beautiful home & property can be found in the attached documents or contact agent. All permits are closed and all paperwork is available upon request. This is an opportunity not to be missed!

Essential Information

MLS® #	202300807
Price	\$528,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,800
Acres	4.93
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 29th, 2023

Community Information

Address	100 Agate Trail
Area	Halifax - Dartmouth
District	31-Lawrencetown, Lake Echo, Porters Lake
Sub-District	31-B
City	Gaetz Brook
County	Halifax
Province	NS
Postal Code	B0J 2L0

Amenities

Utilities	Electric, Propane, Electricity Connected, Other
Parking Spaces	1

Parking	Detached, Single, Gravel
# of Garages	1

Interior

Interior Features	Ensuite Bath
Appliances	Gas Range, Dishwasher, Dryer, Washer, Refrigerator, Water Softener
Heating	Heat Pump
Cooling	Ducted Cooling
# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Level, Wooded
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Slab

School Information

Elementary	Porters Lake Elementary School
Middle	Gaetz Brook Junior High School
High	Eastern Shore District High School

Additional Information

Zoning	RE - Rural Enterprise
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Listing Details

Listing Office	Viewpoint Realty Services Inc.
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