

\$849,900 - 9 Short Lane, Fall River

MLS® #202302483

\$849,900

4 Bedroom, 3.50 Bathroom, 3,067 sqft

Residential on 1.28 Acres

30-D, Fall River, NS

Seller is OFFERING \$10,000 closing credit!
Welcome to your dream home in Fall River!
This fully renovated two storey family home boasts modern upgrades and stylish finishes. As you enter the home, you will be greeted by gleaming hardwood floors and a new hardwood staircase. To your right you'll find a practical mud room leading to the double car garage and to your left you'll find a formal living room which opens onto the dining room. Straight ahead is the stunning new gourmet kitchen - cabinets, quartz countertops, a massive island, appliances, backsplash and lighting - nothing has been overlooked. Access to your back stone patio and private backyard space is also here. Continue on to the sunken family room with a floor-to-ceiling fireplace and make sure you look up, way up - because the ceilings are over 12 feet high in this room. There is also a powder room on this level. Now head upstairs to 3 well sized bedrooms, a laundry room & full bathroom. Let's focus on the primary suite, this room has three windows allowing lots of natural light, a walk-in closet, and an ensuite with a custom tile shower. Down on the lower level is a sitting room which leads to the 4th very large bedroom with its own 4 piece ensuite. Additional features include 3 ductless heat pumps, in-floor heating in the bathrooms, a solar panel system that has the capacity to provide a consumption offset of up to 100%. Real estate is always location, location. So let's talk about Fall River - a friendly community known for its large lakes



that are boatable, and swimmable. Amenities are a short drive away and Halifax International airport is just a 15-minute commute. Fabulous schools, great neighbours, what are you waiting for?

Built in 1997

Essential Information

MLS® #	202302483
Price	\$849,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,067
Acres	1.28
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 26th, 2023

Community Information

Address	9 Short Lane
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-D
City	Fall River
County	Halifax
Province	NS
Postal Code	B2T 1H7

Amenities

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

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove - Gas, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Ductless
Fireplace	Yes
Fireplaces	Electric
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Landscaped
Roof	Asphalt
Construction	Brick
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-1
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Listing Details

Listing Office	Royal LePage Anchor Realty
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