

\$899,000 - 93 Oceanic Drive, East Lawrencetown

MLS® #202302548

\$899,000

4 Bedroom, 3.50 Bathroom, 2,491 sqft

Residential on 1.33 Acres

31-A, East Lawrencetown, NS

Welcome to 93 Oceanic Drive and Seabreeze Heights located in East Lawrencetown and the neighbourhood of upscale homes! This beautiful 2 storey is perfectly placed on a treed, private, 80' lakefront oasis and offers everything for the growing family including 4 bedrooms, 4 bathrooms, aesthetically pleasing kitchen and dining area which overlooks peaceful Little Lake, gorgeous sunsets, beautiful starlit evenings, it's so quiet you can hear the waves of the beach on a quiet summer's eve, spacious living area with wood burning fireplace for those chilly winter nights. Upon arrival you will notice the maintenance free composite oversized front deck, and the nice colorlink stone adds a warm addition to the exterior. The welcoming foyer offers ceramic with a hardwood staircase to the main living area of the home. The 1st level has a bedroom that can be used for any purpose such as a den/office, exercise room, playroom for children, or a quiet space to enjoy a good book. There are two other good sized bedrooms on this level, large laundry with ample storage and access to the wired, heated attached garage and lastly a 4 pc bathroom. Let's take a look at the bright, well designed 2nd level of this property offering a lovely living space, nicely placed kitchen with stainless appliances, stone countertops and timeless backsplash, open concept dining area, 2-pc bath, beautiful Primary bedroom offering a 9 x 11 walk in closet, 5 pc spa-like ensuite with jet tub, double sinks and gorgeous shower! The



lower level has a walkout, 4 pc bathroom and is only limited by your imagination it is ready to finish to add extra square footage and overall investment to the property. Lastly there is an outdoor shower for the avid surfer, home has a complete sound system and ducted heat pump for efficiency! Minutes to Porter's Lake and Cole Harbour shopping, beaches and all that the Eastern Shore has to offer!

Built in 2015

Essential Information

MLS® #	202302548
Price	\$899,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,491
Acres	1.33
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 1st, 2023

Community Information

Address	93 Oceanic Drive
Area	Halifax - Dartmouth
District	31-Lawrencetown, Lake Echo, Porters Lake
Sub-District	31-A
City	East Lawrencetown
County	Halifax
Province	NS
Postal Code	B2Z 1T6

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Natural Gas
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	Connected
Parking Spaces	1
Parking	Attached, Single, Heated Garage, Wired, Gravel
# of Garages	1
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Heat Pump
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Partially Finished, Walk-Out Access

Exterior

Exterior Features	Balcony
Lot Description	1 to 2.99 Acres, Cleared, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Brick, Vinyl Siding, Colour Lock
Foundation	Concrete Perimeter

School Information

Elementary	Atlantic View Elementary School
Middle	Ross Road School
High	Cole Harbour District High School

Additional Information

Zoning	RR-1
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Listing Details

Listing Office	Century 21 Trident Realty Ltd.
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