

\$1,450,000 - 74 Rochdale Place, Bedford

MLS® #202302719

\$1,450,000

3 Bedroom, 3.50 Bathroom, 4,809 sqft

Residential on 0.29 Acres

20-A, Bedford, NS

Every once in a while reality exceeds the dream, today the dream becomes reality! The first sight is the Craftsman Style exterior, manicured lawn and the family cul-de-sac. A stroll to the back yard and life changes forever- incredible spaces for the kids to run around, the unbelievable vista of the Bedford Basin, with a babbling fountain running into a crystal clear pond with stone terrace. The covered deck is perfect for any weather with skylights, inset lighting and pre-wired for outdoor television and speakers. A perfect place to watch the fireworks with your family and friends. Everything you ever wanted is right here. Inside, the front foyer introduces us to the home, the ideal layout, each room with exceptional craftsmanship and many upgrades. At the heart of the home lies the incredible gourmet kitchen built for entertaining. It oversees the family area, backyard, and connects subtly to the dining room with magazine worthy centerpiece drop down tray ceiling and simply stunning granite inlay flooring. Tucked away, the butler's pantry with wine cooler is a perfect hideaway for the evening's delicacies. The kitchen features shaker maple cabinetry finished with incredible attention to detail. The "birds eye maple" oval island, professional grade appliances, stunning moulding, backsplash and accent lighting, makes this kitchen a Chef's dream come true. See special touches throughout the home, every room offers something special! The master suite is



unrivaled with sweeping water views, private balcony, fireplace, breakfast bar, tray ceilings and huge walk-in closet that is an experience in its own and one of the most incredible ensuites in NS. If rooms can create happiness the ensuite and dressing rooms will fashion euphoria! Oh, the kids will have awesome bedrooms too! Two water facing bedrooms, full bath, laundry and open office (which is easily convertible into 4th bedroom). Come see this home and live out your dreams!

Essential Information

MLS® #	202302719
Price	\$1,450,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,809
Acres	0.29
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 19th, 2023

Community Information

Address	74 Rochdale Place
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-A
City	Bedford
County	Halifax
Province	NS
Postal Code	B4A 0A7

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	3
Parking	Triple, Garage, Aggregate
# of Garages	3
Waterfront	Stream/Pond

Interior

Interior Features	Ensuite Bath, See Remarks, High Speed Internet
Heating	Heat Pump, Ductless
Fireplace	Yes
Fireplaces	Fireplace(s), Propane
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Finished

Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Bedford South School
Middle	Rocky Lake Junior High School
High	Charles P Allen High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	Royal LePage Atlantic
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