

# \$594,900 - 173 Beech Tree Run, Beechville

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MLS® #202302819

**\$594,900**

4 Bedroom, 2.50 Bathroom, 2,176 sqft

Residential on 0.10 Acres

40-A, Beechville, NS

This Beechville home with breathtaking views of the surrounding area including Lovett Lake is an absolute show-stopper! Starting with the curb appeal as you pull up you will be wowed by the color pallet of the front and the perfect blend of different materials & color pallets most notably the stone façade & metal roof. The main level is an open-concept floor plan, the kitchen has lots of counter space for prepping, a pantry and lots of cabinets with the upper cabinets reaching to the ceiling for extra space for storage. You will appreciate the stunning stainless steel appliances and gorgeous backsplash. The kitchen overlooks the family room with oversized windows letting all the natural light flow in. There is a large dining room space off the family room with access to the back deck. The upper level has three spacious bedrooms most notable is the luxurious primary bedroom with vaulted ceilings, a walk-in closet, and a full ensuite bathroom. One of the bonus features of this home is the ability to see the Halifax Harbour fireworks from the upper level. The lower level features a rec room, a fourth oversized bedroom, a rough-in for a full bathroom, a utility room and a laundry suite; providing plenty of space for guests to stay while visiting or just more living space for you. Enjoy your private fenced-in landscaped backyard, and take comfort in knowing that your home backs onto a serene green space, bringing you peace and the privacy of having no neighbors behind you. Conveniently located only 20



minutes from downtown and minutes away from shopping in Bayers Lake as well as the BLT walking trails, this home offers the perfect balance of comfort, convenience, and luxury. Don't miss out on the opportunity to make this beautiful house your forever home!

Built in 2004

**Essential Information**

MLS® #	202302819
Price	\$594,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,176
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 20th, 2023

**Community Information**

Address	173 Beech Tree Run
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-A
City	Beechville
County	Halifax
Province	NS
Postal Code	B3T 2G1

**Amenities**

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Paved
View	Lake

## Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Oven, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Hot Water
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

## Exterior

Lot Description	Under 0.5 Acres, Landscaped, Level
Roof	Metal
Construction	Stone, Vinyl Siding
Foundation	Concrete Perimeter

## School Information

Elementary	Beechville Lakeside Timberlea Sr Elementary School
Middle	Ridgecliff Middle School
High	Bay View High School

## Additional Information

Zoning	CDD - COMPREHENSIVE DEVELOPMENT DISTRICT
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## Listing Details

Listing Office	Royal LePage Anchor Realty
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