

\$965,000 - 49 Beech Hill Drive, Fall River

MLS® #202304338

\$965,000

5 Bedroom, 3.50 Bathroom, 4,257 sqft

Residential on 1.73 Acres

30-D, Fall River, NS

Welcome to 49 Beech Hill Dr. located in the sought after Schwartzwald Subdivision. This incredible property offers 5 bedrooms, 3.5 bathrooms and so much more! With many upgrades and features including; brand new 30 amp generator panel (Jan 2023), Water Filtration System with carbon, sediment and UV filter(2019), Wildlife proofing with a lifetime warranty (2021), Gutter Guards (2022), new roof and drilled well (2019) and the entire house renovated in (2019/2020). As you enter the home, you'll be welcomed by an open-concept layout and a grand staircase. The main floor features a large office, formal dining room with beautiful french doors, grand living room with a fireplace and floor to ceiling windows, letting in an abundance of natural light. Leading to the open concept kitchen with quartz countertops and newer stainless steel appliances. Also featuring a wine fridge, pot filler and breakfast nook surrounded by windows bringing in all the sunshine. Walk right outside to the two tiered deck with stunning views and catch a sighting of some deer nibbling on the apples that have fallen from the tree. Off the kitchen you will find a mudroom with laundry, storage cabinets and sink with access to a double car garage. Also on the main floor is the Primary bedroom with a stunning ensuite featuring in floor heat and walk in closet. Imagine your self after a long day in a spa like soaker tub with bubbles and candle light. Heading up to the second floor is where you will find 3 more very spacious



bedrooms and full bathroom. Downstairs to the lower level you can enjoy the wet bar, work out room, workshop and 5th bedroom. The lower level features a second open living room with floor to ceiling windows, a cozy wood stove, walk out and 4th bathroom. The lower level could easily be converted into an in-law suite. Outside, relax on the front patio and enjoy the beautiful sunsets with a glass of tidal bay or the back deck taking in the beautiful landscape and views of Fletchers Lake

Built in 1989

Essential Information

MLS® #	202304338
Price	\$965,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,257
Acres	1.73
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 7th, 2023

Community Information

Address	49 Beech Hill Drive
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	2
Parking	Attached, Double, Aggregate, Paved
# of Garages	2
View	Lake

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Electric Oven, Electric Range, Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator, Wine Cooler, Water Purifier, Water Softener
Heating	Baseboard, Fireplace(s), Forced Air, Heat Pump, In Floor, Radiant, Stove
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Wood Burning Stove, Wood Burning
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Partially Cleared, Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Brick, Wood Siding
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-1B
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Listing Details

Listing Office	RE/MAX Nova (Halifax)
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