

\$549,900 - 2770 Old Sambro Road, Williamswood

MLS® #202305117

\$549,900

5 Bedroom, 2.00 Bathroom, 2,200 sqft

Residential on 1.38 Acres

9-A, Williamswood, NS

If you're looking for privacy outside the city in a quiet, family friendly community with lots to offer then look no further! This 5 bed 2 bath bungalow is set back on 1.3 acres and nestled amongst a mix of mature hard/softwood trees providing privacy from neighbors and passers by. The main level is flooded with natural light and features a good sized kitchen and separate dining room, both having patio doors leading to the wrap-around, partially covered deck great for entertaining and BBQing. The living room boasts high vaulted pine ceilings with skylight and electric fireplace. Down the hall is the freshly painted primary bedroom w/ walk-in closet, 2 other good sized bedrooms (with brand new laminate flooring and also freshly painted) and updated full bathroom. Downstairs is a 1 bedroom inlaw suite with eat in kitchen, a smaller room great for an office or hobby room, living room and full bathroom. There is also a large room currently being used as a home based business that can easily be repurposed for another home based business, 5th bedroom or converted back into additional living space. The R2 zoning not only allows limited commercial uses but also allows for a legal 2nd unit as it was before and could be a great way to help supplement your mortgage with rental income. The 24'x25' wired and heated 1.5 car garage is finished with a loft, bar and a 20'x11' addition for extra storage. The large level lot offers ample parking, lots of gardening space, a ton of potential for your



family's uses and includes a babbling brook running down the length of the property flowing to your very own trout pond eventually connecting to Grover Lake. Great schools, minutes to Sheehan & Grand Lake great for fishing, swimming and boating. 5 min to the small fishing community of Sambro, local store w/ takeout and NSLC, 8 min to Crystal Crescent Beach & Pennant Brook, 20 min to all amenities and services. Don't let this be the one that got away, Call and book your showing today!!

Built in 1993

Essential Information

MLS® #	202305117
Price	\$549,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,200
Acres	1.38
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	May 31st, 2023

Community Information

Address	2770 Old Sambro Road
Area	Halifax - Dartmouth
District	9-Harrietsfield, Sambr And Halibut Bay
Sub-District	9-A
City	Williamswood
County	Halifax
Province	NS
Postal Code	B3V 1E4

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, 1.5, Heated Garage, Wired, Gravel
# of Garages	2
Waterfront	Stream/Pond

Interior

Interior Features	Secondary Suite, High Speed Internet
Appliances	Electric Cooktop, Electric Oven, Dryer, Washer, Refrigerator
Heating	Baseboard, Fireplace(s), Forced Air, Furnace
Fireplace	Yes
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Exterior Features	Barbecue
Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Level
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Harrietsfield Elementary School
Middle	Herring Cove Junior High School
High	JL Ilsley High School

Additional Information

Zoning	R2
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Listing Details

Listing Office	Royal LePage Atlantic
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