

\$1,499,000 - 42 Ashley Drive, Halibut Bay

MLS® #202305160

\$1,499,000

4 Bedroom, 3.50 Bathroom, 4,409 sqft

Residential on 4.98 Acres

9-B, Halibut Bay, NS

Welcome to 42 Ashley Drive, a luxurious oceanfront property located in the prestigious and highly sought-after private community of Halibut Bay. This stunning property is nestled on a sprawling 5-acre lot, encompassing two PIDs, and boasting an impressive 280 feet of pristine ocean frontage. The home offers the ultimate in coastal living, with high ceilings throughout the property provides a spacious and airy feel, allowing natural light to flood in and illuminate the home. The large windows showcase the panoramic views of the breathtaking ocean scenery from every window where you can, be in awe of the marine life, watch the ships of the sea sail by, or the shooting stars during the twilight evenings. This impressive home boasts over 4,400 square feet of living space with 4 bedrooms and 4 bathrooms, all elegantly appointed and offers comfortable and private retreats for family and guests alike. The master suite features a private balcony with stunning ocean views, a cozy fireplace with ensuite bathroom that is conveniently attached to a spacious walk-in closet. The living areas are thoughtfully designed to create a perfect balance of comfort and elegance. The open-concept living room features a beautiful fireplace, creating a cozy ambiance that is perfect for entertaining guests or spending time with family. Enjoy a sunny or stormy dining experience all year round in the enclosed heated sunroom. A private waterfall in your own backyard? That's right! One of the



most remarkable features of the property is the private waterfall that cascades into the Atlantic Ocean surrounded by lush landscaping with an array of flowers creating a tranquil oasis that is both relaxing and awe-inspiring. This property truly is a rare gem and offers the perfect blend of luxury and natural beauty. Only 20 minutes to Halifax, Don't miss out on your opportunity to own a piece of the beautiful Atlantic coastline.

Built in 1987

Essential Information

MLS® #	202305160
Price	\$1,499,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,409
Acres	4.98
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Date Sold	September 14th, 2023

Community Information

Address	42 Ashley Drive
Area	Halifax - Dartmouth
District	9-Harrietsfield, Sambr And Halibut Bay
Sub-District	9-B
City	Halibut Bay
County	Halifax
Province	NS
Postal Code	B3V 1J6

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Detached, Single, Double, Heated Garage, Wired, Brick, Interlocking
# of Garages	3
Is Waterfront	Yes
Waterfront	Ocean Front

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Electric Cooktop, Oven, Dryer, Washer, Freezer, Microwave, Refrigerator, Water Softener
Heating	Baseboard, Fireplace(s), Furnace
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	3 to 9.99 Acres
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	William King Elementary School
Middle	Herring Cove Junior High School
High	JL Ilsley High School

Additional Information

Zoning	HCR
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Listing Details

Listing Office	Bryant Realty Atlantic
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