

\$2,849,900 - 446 Ketch Harbour Road, Halibut Bay

MLS® #202305407

\$2,849,900

4 Bedroom, 3.00 Bathroom, 6,481 sqft

Residential on 2.63 Acres

9-B, Halibut Bay, NS

This MAGNIFICENT OCEANFRONT ESTATE offers 160 feet of frontage enhanced by a concrete and stone sea wall. The property enjoys front row seating for stunning ocean views, including the ever-changing traffic of Nova Scotia's shipping lanes. The home sits on an expansive and meticulously landscaped property with a stone bordered driveway, several perennial gardens, and a feature bridge crossing Brackett's Brook. On entering the home, owners and guests are welcomed by the ultimate dream kitchen. Exceptionally spacious and bright with stunning water views, this kitchen is both functional and glamorous; custom white cabinetry, quartz counter tops, an extended island with seating for six or more, Sub Zero refrigerator, Thermador range, Miele wall oven, farmhouse sink, and stunning custom lighting. Still not convinced? How about an adjoining baker's pantry with built in Miele dishwasher, double sink, and additional cabinetry with open upper shelving. Or a butler's pantry with built-in espresso station, wine fridge, bar sink, glass front cabinetry and dishwasher. Living and dining areas are complimented by ten foot ceilings, a floor-to-ceiling, two-sided fieldstone wood fireplace and of course panoramic ocean vistas. A wine cellar, private home office and two baths complete the main floor. The second level offers an exquisite primary suite with walk-in closet, six-piece bath, water view balconies, a perfectly tucked away hot tub and



several skylights to add to the bright airy effect. Welcome family and short-stay guests with three more large bedrooms and a guest bath. Storage options in this home are extensive, as one would expect. All this within 20 minutes of downtown Halifax !!

Built in 2010

Essential Information

MLS® #	202305407
Price	\$2,849,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	6,481
Acres	2.63
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 15th, 2023

Community Information

Address	446 Ketch Harbour Road
Area	Halifax - Dartmouth
District	9-Harrietsfield, Sambr And Halibut Bay
Sub-District	9-B
City	Halibut Bay
County	Halifax
Province	NS
Postal Code	B3V 1P7

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Triple, Heated Garage, Gravel

# of Garages	3
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Ocean Access

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove - Gas, Dishwasher, Dryer, Washer, Microwave, Refrigerator, Water Purifier, Water Softener
Heating	Heat Pump, Ductless, Hot Water, In Floor
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Electric, Wood Burning
# of Stories	2
Stories	2 Storey
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	1 to 2.99 Acres, Landscaped, Level
Roof	Other
Construction	Other
Foundation	Concrete Perimeter, Slab

School Information

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

Additional Information

Zoning	R-2 - RESIDENTIAL MEDIUM DENISTY
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Listing Details

Listing Office	Domus Realty Limited
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