

\$799,900 - 325 Patton Road, Upper Sackville

MLS® #202305701

\$799,900

4 Bedroom, 2.50 Bathroom, 2,032 sqft

Residential on 1.89 Acres

26-A, Upper Sackville, NS

Opportunity awaits you with this well-known MU-2 Zoned property allowing for many commercial uses in conjunction with residential – formally the “Tire Man” a very successful and popular local business. Live in the home and run your business out of the garage or rent the home while operating out of the garage! The possibilities are endless! The Skymark built home shows pride of ownership with great quality finishes! The main level of the home features the bright spacious kitchen with loads of cupboard and counter space and a breakfast bar. The stainless steel appliances are sure to please and there is a good sized pantry just off the kitchen space. There is a 2 piece powder room and laundry on this level as well as access to the lovely double attached garage! The bright dining area has patio doors leading to the rear deck and also is open to the large living room. This space will be great for entertaining guests this summer! There is also a bedroom just off the main entrance which could be easily used as the office for a potential business. The upper level of the home features 3 spacious bedrooms. The primary bedroom is HUGE and features double walk-in closets and a large ensuite bathroom with double sinks and a lovely glass shower enclosure which is sure to please the pickiest of buyers. The upper level of the home also features the lovely main bathroom. The lower level of the home is framed in and ready to go for additional living space – including rough in for another full bathroom. The home



received an amazing Energuide rating of 85 and features ductless mini split heat pumps for economical heating and cooling all year long and there is a generator hookup for the home! The detached 2000 Sq Ft Garage will be perfect for almost any type of business(with signage allowed) and features separate power meter. The over 82,000 Sq Ft lot has loads of extra room! The possibilities are literally endless with this unique property. Call to schedule a private viewing today!

Built in 2013

Essential Information

MLS® #	202305701
Price	\$799,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,032
Acres	1.89
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 6th, 2023

Community Information

Address	325 Patton Road
Area	Halifax - Dartmouth
District	26-Beaverbank, Upper Sackville
Sub-District	26-A
City	Upper Sackville
County	Halifax
Province	NS
Postal Code	B4E 3C2

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Detached, Double, Heated Garage, Wired, Gravel, Parking Spaces(s)
# of Garages	2

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Unfinished

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Landscaped, Level, Wooded
Roof	Asphalt
Construction	Aluminum Siding, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Harry R Hamilton Elementary School
Middle	Sackville Heights Junior High School
High	Millwood High School

Additional Information

Zoning	MU-2
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Listing Details

Listing Office	Exit Real Estate Professionals
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