

\$1,999,000 - 142 Sunnylea Road, Wellington

MLS® #202306781

\$1,999,000

4 Bedroom, 3.00 Bathroom, 3,754 sqft

Residential on 1.12 Acres

30-D, Wellington, NS

The ultimate lakefront oasis where style meets tranquility. This gorgeous home is located in a quiet neighborhood on sought after Grand Lake. As you step inside, youâ€™ll be greeted by the open concept design with soaring ceilings, large windows offering stunning scenes of the water and allowing plenty of natural light to flood the space. The spacious living room is the perfect place to cozy up on chilly evenings, with its beautiful wood burning Rumford fireplace and comfortable layout. The heart of this home is the stunning gourmet kitchen, beautiful granite countertops, a spacious center island, and lots of storage space. The adjacent dining area is perfect for enjoying family meals or entertaining guests. Step outside and youâ€™ll find the expansive back deck offering breathtaking views of the lake, an ideal space for outdoor dining, lounging, and a splendid way to end the evening. Enjoy the beauty of the outdoors from the comfort of the three-season sunroom, offering a peaceful retreat. Completing the main level is a versatile den/office, bedroom, convenient mud/laundry room, as well as a double, heated & wired garage. Beautiful hardwood staircase to the second level you will find the well-appointed primary bedroom with views of the lake, large walk-in closet and equally impressive primary ensuite with soaker tub and separate tiled shower. Finish off this level with two other bedrooms, a generous great room, full bath, and ample storage. Take in the serene surroundings on your lakefront



dock, this well-maintained structure offers lounging, fishing and provides convenient access to the water for boating, swimming, or kayaking. With its sturdy construction, this dock is a true highlight of the property and an ideal spot to enjoy all that lakefront living has to offer. Impeccably landscaped grounds, featuring lush green lawns, mature trees, colorful foliage, and meticulously manicured gardens, this outdoor space has been thoughtfully designed.

Built in 2007

Essential Information

MLS® #	202306781
Price	\$1,999,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,754
Acres	1.12
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 6th, 2023

Community Information

Address	142 Sunnylea Road
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-D
City	Wellington
County	Halifax
Province	NS
Postal Code	B2T 1A2

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	2
Parking	Attached, Detached, Double, Heated Garage, Wired, Paved
# of Garages	2
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Stove, Dishwasher, Dryer, Washer, Refrigerator, Water Softener
Heating	Baseboard, Fireplace(s), Ductless, In Floor, Radiant
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	2
Stories	2 Storey
Basement	None

Exterior

Exterior Features	Dock
Lot Description	1 to 2.99 Acres, Landscaped, Level, Sloping/Terraced
Roof	Asphalt
Construction	Shingle Siding
Foundation	Slab

School Information

Elementary	Holland Road Elementary School
High	Lockview High School

Additional Information

Zoning	R-6 - RURAL RESIDENTIAL
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Listing Details

Listing Office	Bryant Realty Atlantic
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