

\$675,000 - 24 Wilson Drive, Fall River

MLS® #202306853

\$675,000

4 Bedroom, 2.00 Bathroom, 2,953 sqft

Residential on 1.10 Acres

30-A, Fall River, NS

Nestled amidst the trees on a quiet street above lake Thomas you will find this charming Cape Cod, 3 level home. At about 3000 square feet and featuring character, birch and oak hardwood, the layout here is so versatile. While it could be 4 bedrooms upstairs, some might use it as 2 bedrooms plus an office and the wonderful, well lit bonus room above the attached double garage. From the primary bedroom you can pass through the closet area to enter the main bath. From most windows you will gaze out on beautiful greenery and seasonally will have glimpses of the lake below Waverley Road. Back to the main level the varied possibilities continue. The very comfortable oak kitchen features a center island and a copious amount of cabinetry and leads to the sunny dining room with large windows looking out on the deck and side lawn. This room has previously been used well as a family room which then opens to the living room at the front of the house. Across the entry hall is another flex room. In most attached pictures it is a main floor bedroom with an attached 3 piece bath that also opens near the kitchen and back door letting it function as the powder room as well. This bedroom (wall paper is now removed) has previously been utilized as a dining room and an office. You choose what suits your lifestyle. These are all ample sized rooms. The basement level offers a game or den space, a large laundry/ craft room, a storage room and a large, well outfitted utility room. In there you



will find: - an updated 200 amp plus generator panel, - a Viessmann propane furnace (2019), - stainless steel hot water tank (2019) and - a Harmon pellet furnace installed in 2011.(using pellets saved 50% as compared to propane in one year - and pellets are 'carbon neutral' so won't be subject to carbon tax!!) The roof shingles were replaced in 2012 with 30 year shingles. The driveway had a quality repaving in 2019. Well was drilled in 2009 You really should visit this home to feel what is offers!

Built in 1976

Essential Information

MLS® #	202306853
Price	\$675,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,953
Acres	1.10
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 26th, 2023

Community Information

Address	24 Wilson Drive
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-A
City	Fall River
County	Halifax
Province	NS
Postal Code	B2T 1V8

Amenities

Utilities	Propane, Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	2
Parking	Attached, Double, Heated Garage, Wired, Paved
# of Garages	2

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Furnace, Hot Water
# of Stories	1
Stories	1 3/4 Storey
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Level, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Holland Road Elementary School
Middle	Georges P Vanier Junior High School
High	Lockview High School

Additional Information

Zoning	R-1B
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Listing Details

Listing Office	Sutton Group Professional Realty
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