

\$1,499,900 - 1762 Preston Street, Halifax

MLS® #202308376

\$1,499,900

4 Bedroom, 3.50 Bathroom, 2,404 sqft

Residential on 0.07 Acres

2-B, Halifax, NS

One step inside 1762 Preston Street, and youâ€™ll be pinching yourself. Everywhere you look, you'll discover marvellous updates that make upscale living so easy. Functional design and fabulous features that will change how you live, play and entertain - like the custom design (Pattiâ€™s) kitchen with an induction range, integrated fridge, marble countertops, a wine fridge and more. Whether you're hosting a casual gathering or a formal dinner, the main floor space has you covered. Guests can chill at the large island while you prepare for tapas night or lounge in the separate living room with cocktails before enjoying a delicious meal at the built in dining space. Or bring the party outside on the amazing west-facing deck. This entire home is bursting with modern features and finishes that pair perfectly with the south-end character of high ceilings, large windows, and hardwood floors. The oasis that is the primary bedroom will be your private retreat at the end of the day. So spacious, with plenty of closet space and a glorious ensuite that will make you swoon every time you walk in. The lower-level suite includes a 4th bedroom, full kitchen, and bathroom, which makes it ideal for the in-laws or your university-aged kids. Speaking of, Dalhousie is right around the corner! Not to mention that you're within walking distance to everything you need â€“ like the amenities of Quinpool Road, the swimming pools at the Waeg, ice cream at Triple A and the highly sought-after neighbourhood schools. From the



landscaping to the plumbing and electrical, nothing was overlooked with this stunning renovation, including updated exterior, new windows and doors, new decking, heat pumps, Sonos sound system, Hudson Valley light fixtures, custom window coverings and much, much more. Plus, there's also a garage! The pictures are gorgeous, but a viewing is the best way to take it all in. One look, and I guarantee you'll agree this is one perfect Preston Street listing!

Built in 1925

Essential Information

MLS® #	202308376
Price	\$1,499,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,404
Acres	0.07
Year Built	1925
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 4th, 2023

Community Information

Address	1762 Preston Street
Area	Halifax - Dartmouth
District	2-Halifax South
Sub-District	2-B
City	Halifax
County	Halifax
Province	NS
Postal Code	B3H 3V6

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Paved
# of Garages	1

Interior

Interior Features	Ensuite Bath, Secondary Suite, High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Washer/Dryer, Garburator, Refrigerator, Wine Cooler
Heating	Furnace, Ductless, Hot Water, Radiator
Cooling	Ductless
Fireplace	Yes
Fireplaces	Fireplace(s)
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Sir Charles Tupper Elementary School
Middle	Halifax Central Junior High School
High	Citadel High School

Additional Information

Zoning	ER-2
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Listing Details

Listing Office	Royal LePage Atlantic
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