

\$575,000 - 41 Old Birch Road, Dartmouth

MLS® #202309285

\$575,000

4 Bedroom, 3.00 Bathroom, 2,196 sqft

Residential on 0.15 Acres

17-B, Dartmouth, NS

Welcome to 41 Old Birch Rd in sought after Portland Estates, Dartmouth. This large split entry has been lovingly maintained by the same family since new & is hitting the market for the first time! Greet your guests in the spacious foyer with a solid hardwood staircase leading to the main floor. The hardwood continues into the hall, spacious & bright living and dining room. You will love the breakfast nook overlooking the beautiful back yard. The chef of the family will appreciate the abundance of cabinets & counter workspace in the kitchen. Deck and roof shingles were both replaced in 2022, hot water heater 2023 & the 3 ductless heat pumps installed approx. 6 years ago. Three spacious bedrooms & 2 full baths complete the main level. The lower level features a fam rm with cozy propane stove/fireplace, 4 th BR & another full bath, laundry room, storage room & access to an oversized built-in garage. Your search is over, this is the house you have been waiting for to call "HOME"•



Built in 1993

Essential Information

MLS® #	202309285
Price	\$575,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3

Square Footage	2,196
Acres	0.15
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 21st, 2023

Community Information

Address	41 Old Birch Road
Area	Halifax - Dartmouth
District	17-Woodlawn, Portland Estates, Nantucket
Sub-District	17-B
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2W 6B4

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected, Other
Parking Spaces	3
Parking	Single, Garage, Double, Paved
# of Garages	1

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dryer, Washer, Freezer, Microwave, Refrigerator
Heating	Baseboard, Ductless
Fireplace	Yes
Fireplaces	Propane
Stories	Split Entry
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	Under 0.5 Acres, Landscaped, Level, Sloping/Terraced
Roof	Asphalt
Construction	Brick, Vinyl Siding

Foundation Concrete Perimeter

School Information

Elementary Portland Estates Elementary School
Middle Ellenvale Junior High School
High Woodlawn High

Additional Information

Zoning H

Listing Details

Listing Office Royal LePage Atlantic

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