

\$349,900 - 25 Patrick Lane, Cole Harbour

MLS® #202311223

\$349,900

3 Bedroom, 1.50 Bathroom, 1,641 sqft

Residential on 0.10 Acres

16-A, Cole Harbour, NS

It's time to make the plunge into homeownership with this amazing first-time home buying opportunity! Welcome to 25 Patrick Lane in the breezy oceanside community of Cole Harbour. Moments from Bissett Lake and Salt Marsh Trails, 5km from Rainbow Haven Beach, around the corner from grocery stores, cafes, schools and 15 minutes from Downtown Dartmouth, this home is ideally located for young families, professionals, investors or retirees looking for some peace and quiet but not too far from desirable city amenities. This 3 bed 2 bath 2 level semi-detached is the perfect starter home or investment property and with good reason! Step inside and immediately take note of all the amazing qualities this home has including a spacious garage-turned-rec room perfect for jam sessions, entertaining guests or playing with pets and kids (can easily be converted back to a garage), a roomy bedroom or personal office/ flex space & conveniently located powder room -- all on the first floor. The second floor provides the necessities including a bright and airy living room, eat-in kitchen with a peaceful view of the street, 2 additional bedrooms including a primary bed with its own access to the back deck. Numerous recent upgrades include an all new main bathroom (2020), roof with warranty (2022), opened up living room with added recessed lighting (2021), most lighting & light switches/ electrical outlets (2021), all new doorknobs, hinges & locks (2021), new kitchen



sink and faucet (2021); finally new washer & dryer (2022). Most of the heavy lifting has been done, so what are you waiting for? Call to book your viewing TODAY!

Built in 2003

Essential Information

MLS® #	202311223
Price	\$349,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,641
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 13th, 2023

Community Information

Address	25 Patrick Lane
Area	Halifax - Dartmouth
District	16-Colby Area
Sub-District	16-A
City	Cole Harbour
County	Halifax
Province	NS
Postal Code	B2V 2V4

Amenities

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

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Finished

Exterior

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

School Information

Elementary	Colonel John Stuart Elementary School
Middle	Sir Robert Borden Junior High School
High	Cole Harbour District High School

Additional Information

Zoning	R2
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Listing Details

Listing Office	Royal LePage Atlantic
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