

\$485,000 - 71 Briarlynn Crescent, Cole Harbour

MLS® #202311465

\$485,000

4 Bedroom, 1.50 Bathroom, 2,060 sqft

Residential on 0.18 Acres

16-A, Cole Harbour, NS

This lovely family friendly side split is nestled on a quiet crescent in the heart of the wonderful established Colby Village neighbourhood. The main level is bright and welcoming with an open kitchen/dining area, good sized living room with fireplace, large family room, half bath and main level laundry area with walkout. 3 ample bedrooms on the upper level and full bath. The lower level has a spacious rec room and a 4th bedroom. This home has been exceptionally maintained over the years by proud owners. Recent updates include roof shingles (2017), ducted heat pump (2021), electrical panel (2015), with updates to the kitchen (2017), baths and flooring. Hardwood flooring throughout most of the main living areas. Gorgeous landscaping! Easy walking distance to schools, Salt Marsh Trail, parks, shopping and amenities. This one is waiting for your family to call home!



Built in 1975

Essential Information

MLS® #	202311465
Price	\$485,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,060

Acres	0.18
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 24th, 2023

Community Information

Address	71 Briarlynn Crescent
Area	Halifax - Dartmouth
District	16-Colby Area
Sub-District	16-A
City	Cole Harbour
County	Halifax
Province	NS
Postal Code	B2V 1K5

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Paved

Interior

Interior Features	High Speed Internet
Appliances	Water Heater, Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Heat Pump
# of Stories	4
Stories	4 Level
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Brick
Foundation	Block

School Information

Elementary	Colby Village Elementary School
Middle	Astral Drive Junior High School

High Auburn Drive High School

Additional Information

Zoning R-1 - RESIDENTIAL LOW DENSITY

Listing Details

Listing Office Century 21 Trident Realty Ltd.

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