

\$599,900 - 45 Bosun Run, Halifax

MLS® #202312549

\$599,900

3 Bedroom, 2.00 Bathroom, 1,964 sqft

Residential on 0.08 Acres

5-F, Halifax, NS

Located at 45 Bosun Run in Halifax, NS, this end unit townhouse has undergone extensive renovations, making it a truly remarkable property. The interior features a brand new custom kitchen, complete with updated plumbing, lighting, appliances, quartz countertops, and a butcher block island countertop. The entire townhouse has been freshly painted and boasts beautiful hardwood floors throughout. Upstairs, you'll find three spacious bedrooms and a convenient laundry room. The large primary bedroom includes a generous walk-in closet, while the main bathroom has been completely redone with a custom walk-in tile shower, a luxurious soaker tub, double sinks with a marble countertop, and in-floor heating. In terms of comfort and efficiency, two new ductless mini splits have been added to provide both cooling during hot summers and efficient heating during colder months. The roof has been recently redone, and additional attic insulation has been installed to further enhance energy efficiency. Situated on an end unit, this townhouse offers ample parking, including a single car garage. It is nestled on a beautiful greenbelt lot in the peaceful Royal Hemlocks area, providing a serene and picturesque setting. The location also offers convenient access to major highways, ensuring easy commutes to Halifax, and is just a short drive away from various amenities, such as shopping centers, grocery stores, restaurants, and gyms. Don't miss out on the opportunity to purchase this upgraded



townhouse at a great price. With its numerous renovations, modern features, and prime location, it presents a fantastic opportunity for anyone looking for a stylish and comfortable home in Halifax, NS.

Built in 2005

Essential Information

MLS® #	202312549
Price	\$599,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,964
Acres	0.08
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 1st, 2023

Community Information

Address	45 Bosun Run
Area	Halifax - Dartmouth
District	5-Fairmount, Clayton Park, Rockingham
Sub-District	5-F
City	Halifax
County	Halifax
Province	NS
Postal Code	B3M 4W3

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Attached, Single, Multiple Driveways, Parking Spaces(s), Paved
# of Garages	1

Interior

Interior Features	Central Vacuum, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Ductless, Hot Water
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Hardwood Bush, Landscaped, Wooded
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Grosvenor - Wentworth Park Elementary School
Middle	Clayton Park Junior High School
High	Halifax West High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	Parachute Realty
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