

\$1,940,000 - 2137 Purcells Cove Road, Halifax

MLS® #202312782

\$1,940,000

4 Bedroom, 4.00 Bathroom, 3,708 sqft

Residential on 1.32 Acres

8-C, Halifax, NS

Seeking a private retreat within city limits? This stunning double lot on Williams Lake offers 1.32-acres in a park-like setting that is expansive in both length & width & offers various microenvironments from level spacious lawns, to a meditative viewpoint, to 243 feet of gorgeous lakefront where you can skate, swim, & kayak with stunning protected wilderness views across the lake. Stroll through a rhododendron garden & wooded lakeside trail. The 3708 sq ft home features 4 bdrms & 4 baths with a flexible layout providing ample space for family & guests. Enjoy a sizable living rm with soaring ceiling, walls of windows, incredible curvature, & charming fireplace. The cheerful dining rm with walkout extends to easy outdoor living. A good-sized kitchen with laundry rm, pantry & walkout offers easy outdoor cooking access. Unwind in the airy upper level primary bdrm suite, featuring a dressing rm, ensuite, spacious den with fireplace & office nook. Two large main level bdrms & updated full bath are nicely separated from the living area, providing privacy & noise reduction. Downstairs offers great flexibility: a rental; office; or family rm with wet bar, bdrm & 3pc bath. Efficient ducted heat pump + generous storage. The bonus 1140 sq ft studio/guest suite built in 2005 has 200 AMP wiring and is connected to the well & septic. This property is uniquely classified as a power spot in traditional Chinese fengshui which means it has a structure capable of gathering, collecting & storing energy



generated by the natural world to empower the lives & wellbeing of the inhabitants. The house also has the rare potential of what is called a perfect 3-combination chart in the compass evaluation, which is like winning the lottery in feng shui circles. This property has it all & is only 7 minutes from downtown.

Built in 1951

Essential Information

MLS® #	202312782
Price	\$1,940,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,708
Acres	1.32
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 16th, 2023

Community Information

Address	2137 Purcells Cove Road
Area	Halifax - Dartmouth
District	8-Armdale/Purcell's Cove/Herring Cove
Sub-District	8-C
City	Halifax
County	Halifax
Province	NS
Postal Code	B3P 1C5

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Multiple Driveways, Paved
View	Lake
Is Waterfront	Yes

Waterfront Lake, Lake Privileges

Interior

Interior Features Ensuite Bath, Secondary Suite, High Speed Internet
Appliances Oven - Propane, Dishwasher, Dryer, Washer, Refrigerator, Water Purifier, Water Softener
Heating Baseboard, Furnace, Heat Pump, In Floor
Fireplace Yes
Fireplaces Fireplace(s)
of Stories 2
Stories 2 Storey
Has Basement Yes
Basement Full, Partially Finished, Walk-Out Access

Exterior

Lot Description 1 to 2.99 Acres, Landscaped, Partial Landscaped, Wooded
Roof Rolled/Hot Mop
Construction Wood Siding
Foundation Block, Concrete Perimeter

School Information

Elementary John W Macleod-Fleming Tower Elementary School
Middle Cunard Junior High School
High JL Ilsley High School

Additional Information

Zoning H

Listing Details

Listing Office Royal LePage Atlantic

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