

\$1,879,900 - 396 Heddass Way, Fall River

MLS® #202313126

\$1,879,900

5 Bedroom, 3.50 Bathroom, 4,801 sqft

Residential on 1.77 Acres

30-B, Fall River, NS

Welcome to 396 Heddass Way! A newly constructed *6000+ sqft lakefront property in sought-after St Andrews West in Fall River.. This meticulous one-year-young 2-storey home offers the absolute best of both worlds - blissfully serene AND exceptionally homey. Whether peace and quiet is what you crave or entertaining is your passion, this home has it all. Providing upscale, yet cozy vibes, itâ€™s ALL about the details - the interior offers a timeless, comfortable and unpretentious atmosphere. Enter through the impressive double doors into a foyer that offers panoramic views of the dreamiest open-concept main floor and direct sight lines to your lakefront view. This home has the features you have been waiting for - from the sophisticated custom cabinetry to the bright and airy kitchen offering a large sized island, porcelain countertops, Cafe appliances along with 2 ovens and a walk in pantry. Still looking for more - let yourself be spoiled by a private main floor office, an oversized laundry room with ample storage and an attached 3 car garage entering to a vestibule and then onto a mudroom. A primary suite completes the main floor with a spa-like en-suite and a custom walk-in closet. Down the stunning hardwood staircase, youâ€™ll find another garage facing the lake, three more generous-sized bedrooms, two additional full baths, a cozy walk out family room and a large rec room pre-plumbed for a full bar. Landscaping has been left to your imagination to create what is



right for you. A pool, hot tub, driveway for your water toys? Anything is possible and ready for you to call this home. Thoughtfully designed, to ensure a stunning lake view from almost every room. You will fall in love. Schedule your showing today.

Essential Information

MLS® #	202313126
Price	\$1,879,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,801
Acres	1.77
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	September 5th, 2023

Community Information

Address	396 Heddass Way
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-B
City	Fall River
County	Halifax
Province	NS
Postal Code	B2T 0J3

Amenities

Utilities	Propane, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Triple, Heated Garage, Wired, Gravel
# of Garages	3
Is Waterfront	Yes

Waterfront	Lake
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Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Propane Cooktop, Oven - Propane, Electric Range, Dishwasher, Dryer - Electric, Washer, Range Hood, Refrigerator, Water Purifier, Water Softener
Heating	Fireplace(s), Heat Pump, In Floor
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Exterior Features	Balcony, Dock
Lot Description	1 to 2.99 Acres
Roof	Asphalt
Construction	Brick, Other
Foundation	Concrete Perimeter

School Information

Elementary	Ash Lee Jefferson Elementary School
Middle	Georges P Vanier Junior High School
High	Lockview High School

Additional Information

Zoning	R-1b
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Listing Details

Listing Office	EXP Realty of Canada Inc.
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