

# \$524,900 - 6 Rowan Court, Cole Harbour

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MLS® #202313697

**\$524,900**

4 Bedroom, 2.50 Bathroom, 3,256 sqft

Residential on 0.15 Acres

16-C, Cole Harbour, NS

Situated on a quiet cul-de-sac located in this family friendly neighbourhood is this immaculately kept 4 bedroom home just waiting for its new owners to move in. This stunning property is perfectly manicured with mature trees, beautiful foliage, flowers and shrubbery. You will notice when you first walk up the driveway how charming this home is with the covered veranda where you could just sit and relax. As you enter the spacious foyer you see a bright, cheery, living room with large windows which leads into a formal dining room. The modern eat in kitchen with lots of cupboards and a pantry features a walk out onto a large deck complete with awning. Stairs from the deck lead down to the backyard. A hook up for a washer and dryer is off the kitchen. You will notice the primary bedroom is big enough for a king sized bed and features a 2 piece en-suite. In addition there are two other nice sized bedrooms and a four piece bathroom with jacuzzie tub on this level. On the lower level is also a 4 piece bathroom and a lovely large rec room. Completing this level is another bedroom, craft room, office, work shop, storage room, furnace room, and a walk out to backyard. The home has been tastefully painted throughout and has a heat pump on each level. Another nice addition is the central vac and a Life Breath System. The flooring is hardwood, laminate and ceramic. There is a shed in the backyard for storage as well. The driveway is of adequate size for four vehicles. The schools for this area are Astral



Elementary, Caldwell Junior High and Auburn High. Shopping, walking trails, and other amenities are within a 10 minute radius. Close to a bus route as well.

Built in 1996

**Essential Information**

MLS® #	202313697
Price	\$524,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,256
Acres	0.15
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	August 17th, 2023

**Community Information**

Address	6 Rowan Court
Area	Halifax - Dartmouth
District	16-Colby Area
Sub-District	16-C
City	Cole Harbour
County	Halifax
Province	NS
Postal Code	B2V 2S5

**Amenities**

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

**Interior**

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
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Appliances	Stove, Dishwasher, Refrigerator
Heating	Baseboard, Ductless, Hot Water
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

## Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

## School Information

Elementary	Astral Drive Elementary School
Middle	Astral Drive Junior High School
High	Auburn Drive High School

## Additional Information

Zoning	R1
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## Listing Details

Listing Office	Viewpoint Realty Services Inc.
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