

\$729,000 - 37 Oakleaf Crescent, Grand Lake

MLS® #202315777

\$729,000

3 Bedroom, 3.00 Bathroom, 2,605 sqft

Residential on 1.55 Acres

30-D, Grand Lake, NS

This spectacular custom built home is sure to impress! The modern back-split design has been combined with executive fit and finishes such as vaulted ceilings, wainscot walls, painted inlays and tray ceilings. This is not a cookie cutter house! No expense was spared in its construction and it shows! The spacious country kitchen includes a large granite island, walk-in pantry, a cozy fireplace and a brand new walk-out BBQ deck. There are ceramic and hardwood floors throughout with in-floor heating in the lower level. Attention to detail is obvious everywhere you look – from the stately foyer columns to the curved entry ways, artisan crafted cove mouldings and the sommelier’s dream wine bar off of the dining room (currently used as a living room). The luxurious main bathroom boasts a soaker tub for two and the primary bedroom has a 3 piece ensuite, walk-in closet and a balcony that leads down to the kitchen deck. The spacious lower level opens up to the backyard pool. YES – there’s a fully decked and fenced saltwater heated pool! The 2-car detached wired and insulated garage with a double-wide single door provides the perfect space for your recreational toys, vehicles, boats, workshop etc. The matching shed with concrete floor and single garage door is roomy enough for wood storage and a small tractor. This property feels like a hidden oasis with 1.6 acres of privacy situated on a quiet (30km/hr) street and surrounded by landscaped lawns and trees. R1-b zoning allows for future in-law



suite. The location is ideal – just 12 minutes from Bedford/Sackville, 10 minutes from the airport and walking or biking distance to two of the most popular lake parks on Grand Lake – Oakfield Park and Laurie Park! Oakfield Golf and Country Club is right next door! The new interchange connecting Wellington to the 102 Hwy should be completed by 2024, making this property exactly 3 minutes from the onramp! R1-b zoning allows for future in-law suite. Be sure to watch 360 degree tour!

Built in 2007

Essential Information

MLS® #	202315777
Price	\$729,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,605
Acres	1.55
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 28th, 2023

Community Information

Address	37 Oakleaf Crescent
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-D
City	Grand Lake
County	Halifax
Province	NS
Postal Code	B2T 1B3

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	4
Parking	Detached, Double, Heated Garage, Wired, Paved
# of Garages	2

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Range, Dishwasher
Heating	Heat Pump, Radiant
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Fireplace(s)
Stories	Multi/Split
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Partial Landscaped, Level, Softwood Bush, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Oldfield Consolidated Elementary School
Middle	Georges P Vanier Junior High School
High	Lockview High School

Additional Information

Zoning	R1b
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Listing Details

Listing Office	Viewpoint Realty Services Inc.
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