

\$995,000 - 306 Abilene Avenue, Wellington

MLS® #202317364

\$995,000

6 Bedroom, 3.50 Bathroom, 4,394 sqft

Residential on 1.70 Acres

30-D, Wellington, NS

This is the one you've been waiting for! Custom designed 4400 sq. ft. 6 bdrm, 4 bath Executive Estate in the heart of Wellington. Spoil your family with a spacious media room with surround sound & huge built-in screen, large bedrooms, a Primary with ensuite & walk-in closet that feels like an exclusive hotel, rec room with backyard walkout, open concept kitchen / dining / great room and an attached double heated garage. All 3 levels have 9' ceilings! This certified R2000 home was designed for efficiency, boasting spray foam insulation from top to bottom, foamed foundation, solar hot water heating and central ducted heat pump & HRV. It costs less than \$1 per sq. ft. to heat and cool! The 1.7 acre landscaped property comes complete with a newly fenced dog run, tree house and family firepit. The rec room walk-out is wired for a hot tub too! The front of the property is beautifully landscaped with sprawling lawns, gardens and shrubs, and behind the house you will appreciate the seclusion of mature trees that back onto a 10 acre community park with playground and miles of groomed walking / biking trails. As if this isn't enough . . . there is a commercial grade triple car detached garage that is also spray foamed with in-floor heating, 14 ft ceilings & 14' door, separate 200amp service and separate driveway. Previous owners had run a business out of this space. The R6 zoning and covenants allow for a variety of business and even agricultural uses. This is the perfect



place to store your RV, boat, 4-wheeler etc.
They will all fit in here! The possibilities are
endless! Country living close to everything “
minutes from Oakfield Park (with sand beach
& boat launch), Laurie Park, Oakfield Golf Club
& Country Club and the new extension
connecting Wellington to the 102 Hwy
(expected to be complete by the end of 2024).
8 mins to grocery store, 15 mins to airport, 20
mins to Burnside, 30 mins to downtown
Halifax. *Open House cancelled*

Built in 2007

Essential Information

MLS® #	202317364
Price	\$995,000
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,394
Acres	1.70
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 25th, 2023

Community Information

Address	306 Abilene Avenue
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-D
City	Wellington
County	Halifax
Province	NS
Postal Code	B2T 0B6

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Detached, Triple, Heated Garage, Wired, Paved
# of Garages	3

Interior

Interior Features	Central Vacuum, Ensuite Bath, See Remarks, High Speed Internet
Appliances	Central Vacuum, Stove, Dryer, Washer, Microwave, Refrigerator
Heating	Heat Pump, In Floor
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Exterior Features	Balcony
Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Wooded
Roof	Asphalt
Construction	Stone, Vinyl Siding, Other
Foundation	Insulated Concrete

School Information

Elementary	Holland Road Elementary School
Middle	Georges P Vanier Junior High School
High	Lockview High School

Additional Information

Zoning	R-6
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Listing Details

Listing Office	Viewpoint Realty Services Inc.
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