

\$725,000 - 43 Appian Way, Dartmouth

MLS® #202319289

\$725,000

5 Bedroom, 2.50 Bathroom, 3,020 sqft

Residential on 0.23 Acres

14-A, Dartmouth, NS

Feast your eyes on 43 Appian Way: a stunning Post and Beam home with more than 3,000 square feet of living space across three levels sitting on an oversized lot located in a great Dartmouth neighbourhood. Wow factors of this home include: your spacious great room/living room combo featuring a wall of windows and 15' vaulted ceilings; The fabulous, huge deck with glass railings overlooking the lawn, lakes and backyard gazebo; The primary bedroom with vaulted ceilings, an ensuite and his and hers closets; The west facing sunroom adjacent to the primary bedroom which overlooks lake Banook and Lake MicMac and captures magnificent sunsets; The bright walkout basement with separate living space and legal bedroom (perfect for extended family or long term stays!) (bonus: a bathroom is roughed in). Improvements to the property include: brand new roof and skylight (Sept 2023), upgraded heat pump (ducted) (Sept 2023), smartphone compatible lightswitches (2022), newly serviced HRV (Sept 2023), new interior railings. Additional features of this property include: 4 above grade bedrooms, 2 sheds, large utility/bonus space, landscaped yard including mature trees and shrubs, walking distance to Shubie Park, one minute drive to the 111 highway, and so much more. Book your viewing today.

Built in 1980



Essential Information

MLS® #	202319289
Price	\$725,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,020
Acres	0.23
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 14th, 2023

Community Information

Address	43 Appian Way
Area	Halifax - Dartmouth
District	14-Dartmouth Montebello, Port Wallace, Keystone
Sub-District	14-A
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2X 3G1

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Paved
View	Lake

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Fireplace(s), Forced Air, Heat Pump
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	2 Storey

Has Basement	Yes
Basement	Finished

Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Foundation	Concrete Perimeter

School Information

Elementary	Ian Forsyth Elementary School
Middle	Caledonia Junior High School
High	Woodlawn High

Additional Information

Zoning	R-1 - RESIDENTIAL LOW DENSITY
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Listing Details

Listing Office	EXP Realty of Canada Inc.
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