

# \$399,900 - 35 Linden Court, Cole Harbour

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MLS® #202319884

**\$399,900**

3 Bedroom, 1.50 Bathroom, 1,658 sqft

Residential on 0.11 Acres

15-A, Cole Harbour, NS

There are so many things to check off your list with this home, but the prime Cole Harbour location will certainly be the first! Linden Court is a sweet cul-de-sac that is close to all the important amenities like shopping, restaurants, parks, schools, beaches and more. It really offers the best of both worlds since you get the benefit of a quiet, family-friendly street with easy access to everything you need. Keep the checkmarks going inside with 3 bedrooms, 2 bathrooms, a finished basement, new paint throughout and access to a pellet stove. The main floor features a large living room, and an open concept kitchen and dining space that will make for easy entertaining. Especially since it opens to the spacious patio and fabulous private backyard space surrounded by mature trees. What a chilled spot to unwind at the end of a busy day. Add a checkmark beside natural light too since there is lots of it throughout this 2-story executive home. Location. Family-friendly neighbourhood. Spacious home. Great property. It's all here. Let's just hope you're lucky enough to own it in this low inventory market.



Built in 1985

## Essential Information

MLS® #	202319884
Price	\$399,900
Bedrooms	3

Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,658
Acres	0.11
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 1st, 2023

### Community Information

Address	35 Linden Court
Area	Halifax - Dartmouth
District	15-Forest Hills
Sub-District	15-A
City	Cole Harbour
County	Halifax
Province	NS
Postal Code	B2W 4X2

### Amenities

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

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Finished

### Exterior

Lot Description	Under 0.5 Acres, Level
Roof	Asphalt

Construction	Aluminum Siding, Brick, Vinyl Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Robert Kemp Turner Elementary School
Middle	Sir Robert Borden Junior High School
High	Cole Harbour District High School

### **Additional Information**

Zoning	R-2 - RESIDENTIAL MEDIUM DENISTY
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### **Listing Details**

Listing Office	Royal LePage Atlantic
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