

# \$599,900 - 97 Joan Drive, Beaver Bank

MLS® #202320486

## \$599,900

3 Bedroom, 2.50 Bathroom, 2,215 sqft  
Residential on 2.03 Acres

26-B, Beaver Bank, NS



Your new home for Christmas! This is the one your family has been waiting for. This spacious 2 storey on Duck Lake has plenty of room for everyone with 3 bedrooms plus den and 2.5 baths. With a central staircase floor plan, you will enjoy the spacious eat in kitchen, living room, family room, laundry, powder room and side entrance on the main level. Upstairs boasts primary bedroom with ensuite and walk in closet, 2 other good sized bedrooms and full bathroom. Downstairs has a large rec room with walk out, office/den and a large utility/storage space with sink. Some great upgrades including roof 2022, heat pumps 2023, 2 bathrooms renovated, and some flooring 2023. All this plus a large private lot in a fantastic school district with municipal water, a shed, paved drive and a trail to Duck Lake - great for fishing, watching birds, canoeing and skating in the winter. Check it out with your favorite agent today or drop by the Open House Sunday October 1, 2-4pm.

Built in 2001

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | 202320486 |
| Price      | \$599,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |                         |
|----------------|-------------------------|
| Square Footage | 2,215                   |
| Acres          | 2.03                    |
| Year Built     | 2001                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | December 11th, 2023     |

### Community Information

|              |                                |
|--------------|--------------------------------|
| Address      | 97 Joan Drive                  |
| Area         | Halifax - Dartmouth            |
| District     | 26-Beaverbank, Upper Sackville |
| Sub-District | 26-B                           |
| City         | Beaver Bank                    |
| County       | Halifax                        |
| Province     | NS                             |
| Postal Code  | B4E 3J1                        |

### Amenities

|               |   |
|---------------|---|
| Utilities     | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking       | No Garage, Paved  |
| View          | Lake  |
| Is Waterfront | Yes   |
| Waterfront    | Lake, Lake Privileges   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ensuite Bath, High Speed Internet                          |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator |
| Heating           | Baseboard, Ductless  |
| # of Stories      | 2  |
| Stories           | 2 Storey   |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished                                   |

### Exterior

|                 |   |
|-----------------|---|
| Lot Description | 1 to 2.99 Acres, Partially Cleared, Landscaped, Rolling Slope, Wooded |
| Roof            | Asphalt   |
| Construction    | Vinyl Siding  |
| Foundation      | Concrete Perimeter  |

**School Information**

|            |  |
|------------|--|
| Elementary | Beaverbank - Monarch Drive Elementary School |
| Middle     | Harold T Barrett Junior High School          |
| High       | Lockview High School                         |

**Additional Information**

|        |      |
|--------|------|
| Zoning | r-1b |
|--------|------|

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Viewpoint Realty Services Inc. |
|----------------|--------------------------------|

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