

\$399,900 - 2 Pernix Court, Cole Harbour

MLS® #202320529

\$399,900

3 Bedroom, 2.00 Bathroom, 1,648 sqft

Residential on 0.16 Acres

15-C, Cole Harbour, NS

Charming 3-bedroom, 2-bathroom home located in Cole Harbour, where thoughtful upgrades and renovations have transformed it into a comfortable and energy-efficient haven. This property is not just a house; it's a place where you can truly call home. In 2020, the owners of this home took a proactive step towards energy efficiency by consulting Efficiency Nova Scotia. Many of the recommendations from their report were implemented, which has led to significant energy savings. The home's curb appeal was enhanced and energy efficiency improved with the installation of new windows and a front door in 2021. These upgrades not only contribute to better insulation but also add a fresh, modern look to the exterior. Keeping the home cozy in all seasons, 18 inches of blown-in insulation was added, significantly improving energy efficiency in 2021. This insulation not only conserves energy but also ensures a comfortable living environment throughout the year. In June 2021, a ductless mini-split heat pump was installed, providing efficient heating and cooling options. The interior of the home has also received substantial attention. The entire upstairs was painted in 2020, giving it a fresh and inviting ambiance. In addition, the family room in the basement received a makeover with new paint and flooring in 2022. The kitchen received a new flooring in 2022. Upstairs, a new bathroom vanity with a marble top was installed, elevating the bathroom's style. The



basement bathroom underwent a complete renovation in 2022, featuring all-new fixtures, flooring, and a fresh coat of paint. This modernization has made the basement an even more functional and appealing space. In 2023, the laundry room received new flooring. New outdoor step. This home is not just a structure; it's a testament to the dedication of its owners in creating a comfortable, efficient, and aesthetically pleasing living space. Located next to walking trails, shopping, schools, recreation. Welcome Home !

Essential Information

MLS® #	202320529
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,648
Acres	0.16
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	October 31st, 2023

Community Information

Address	2 Pernix Court
Area	Halifax - Dartmouth
District	15-Forest Hills
Sub-District	15-C
City	Cole Harbour
County	Halifax
Province	NS
Postal Code	B2W 4S7

Amenities

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

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Furnace, Ductless, Hot Water
Cooling	Ductless
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Landscaped, Wooded
Roof	Asphalt
Construction	Aluminum Siding
Foundation	Concrete Perimeter

School Information

Elementary	George Bissett Elementary School
Middle	Sir Robert Borden Junior High School
High	Cole Harbour District High School

Additional Information

Zoning	R-1 - RESIDENTIAL LOW DENSITY
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Listing Details

Listing Office	Exit Realty Metro
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