

\$549,900 - 11 Holland Road, Fletchers Lake

MLS® #202321451

\$549,900

6 Bedroom, 2.00 Bathroom, 2,011 sqft

Residential on 4.00 Acres

30-D, Fletchers Lake, NS

Welcome to 11 Holland Road in the picturesque community of Fletchers Lake. This charming 1.5 storey house with a basement apartment is situated on a sprawling 4-acre lot, offering an incredible opportunity for those seeking a property with development potential.

Zoned as R6, this property presents endless possibilities for expansion and growth.

Whether you envision adding additional units, creating a multi-generational living space, or pursuing other development possibilities, the choice is yours. Unleash your imagination and bring your dreams to life on this expansive canvas. The upper portion of the house boasts a thoughtfully designed layout, featuring 4 bedrooms that provide ample space for a growing family or accommodating guests. The eat-in kitchen is perfect for creating culinary masterpieces while enjoying everyday meals. The beautiful living space enhances the charm and character of this home, providing a cozy haven to unwind and create lasting memories. The lower unit is a 2 bedroom apartment with plenty of space for your in-laws or tenants. The renting potential is approximately \$1,500. per month. This Fletchers Lake property offers the perfect balance between tranquility and convenience. Enjoy the peacefulness of a rural setting while being just a short distance away from all the amenities you need, including shopping, dining, schools, and recreational facilities. Opportunities like this one are rare, so don't miss your chance to invest in a property with



incredible development potential. Seize the opportunity to make your mark on this remarkable 4-acre lot and create a future that exceeds your wildest dreams. Do not miss this opportunity to expand your real estate portfolio!!

Built in 1946

Essential Information

MLS® #	202321451
Price	\$549,900
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	2,011
Acres	4.00
Year Built	1946
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	February 15th, 2024

Community Information

Address	11 Holland Road
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-D
City	Fletchers Lake
County	Halifax
Province	NS
Postal Code	B2T 1J3

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel
View	Lake

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Washer/Dryer, Refrigerator
Heating	Baseboard, Hot Water
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres, Landscaped, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

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

Additional Information

Zoning	R6
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Listing Details

Listing Office	Royal LePage Atlantic
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