

\$299,900 - 319 Holland Road, Fletchers Lake

MLS® #202322206

\$299,900

2 Bedroom, 1.00 Bathroom, 964 sqft

Residential on 0.92 Acres

30-B, Fletchers Lake, NS

Welcome to 319 Holland Road - a delightful blend of comfort, convenience, and undeniable potential. Nestled in the scenic surroundings of Fletchers Lake, this 2-bedroom, 1-bath home, while awaiting some personal touches, boasts significant recent updates ensuring its structural soundness. Perfect for first-time homeowners, investors, or those with a flair for personalization, its unbeatable location and potential for rental income make it a lucrative find. Investment Opportunity: The home's layout and prime location make it an ideal candidate for rental income, catering to families, professionals, or vacationers looking to enjoy the charm of Fletchers Lake/ Fall River area. Recent Upgrades: Enjoy peace of mind with key renovations - shingled roof and brand-new windows, both done 9 years ago. Plus, the assurance of a brand-new septic system to be installed before closing.

Potential: While certain areas beckon your creativity, its solid foundation, major updates, and rental potential offer an enticing return on investment. Cozy and Compact: With 2 spacious bedrooms and 1 well-appointed bathroom, it's an ideal space for individuals or small families, or as a rental property to cater to varied tenant needs. Prime Location: Just minutes from the calming Laurie Park and vibrant Oakfield Park. Recreational options, from peaceful walks to spirited boating adventures, lie just beyond your door.

Recreational Delights: Oakfield Park's beach and boat launch offer sun-soaked weekends



and lakefront adventures, making it a draw for potential tenants. Educational: Located near some of Nova Scotia's best public schools, attracting families seeking quality schooling. Conveniences: Essential amenities, including grocery stores and charming eateries, are a mere 3 km away, adding to the property's allure. The surrounding communities, Grand Lake and Fall River, verdant landscapes and tranquil waters offer residents a daily retreat, amplifying its attraction.

Built in 1958

Essential Information

MLS® #	202322206
Price	\$299,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	964
Acres	0.92
Year Built	1958
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 16th, 2023

Community Information

Address	319 Holland Road
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-B
City	Fletchers Lake
County	Halifax
Province	NS
Postal Code	B2T 1A1

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
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Parking	No Garage, Gravel
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Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dryer, Washer, Microwave, Refrigerator
Heating	Forced Air, Furnace
# of Stories	2
Stories	2 Storey, One
Has Basement	Yes
Basement	Full

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Wood Siding
Foundation	Block

School Information

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

Additional Information

Zoning	R1b
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Listing Details

Listing Office	EXP Realty of Canada Inc.
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