

\$1,199,000 - 15 Nottingham Lane, Fall River

MLS® #202323120

\$1,199,000

4 Bedroom, 3.50 Bathroom, 4,194 sqft

Residential on 0.92 Acres

30-B, Fall River, NS

Stunning lakefront property recently renovated within the last 10 years, offering a spacious home for a growing family. With breathtaking views of sought after Third lake, this magnificent property features an open living, kitchen and dining area, with an abundance of windows showcasing the beautiful season round sunsets. The kitchen is fully equipped for lovers of all things cooking and entertainment with its 11ft granite island and gas stove. Featuring the primary sleeping quarters including a serene en-suite bathroom with a large custom walk-in shower and rainfall shower head, as well as TWO spacious wardrobe rooms. Lower (Walk-out) level is ready for a good time! The wet bar is equipped with island seating & a beautiful barn-wood wall feature, the family room is nice & cozy with a propane fireplace, and the pool table is included with the sale! The lower living corders are complete for your guests with a bedroom & bathroom as well. Come & see for yourself! Step outside and enjoy the breathtaking natural beauty, with direct access to 175 ft of lake frontage and a private deck. Take a swim, launch a boat or just relax and soak in the serenity. With an expansive lawn and patio, this property offers the perfect setting for outdoor entertainment, whether it be a family barbecue or an intimate gathering. This property is a rare find, offering a family friendly neighbourhood and a peaceful lakeside retreat. Don't miss out on this unique opportunity to own a piece of paradise.*** On



Municipal Water not a Well***

Built in 1994

Essential Information

MLS® #	202323120
Price	\$1,199,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,194
Acres	0.92
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 13th, 2024

Community Information

Address	15 Nottingham Lane
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-B
City	Fall River
County	Halifax
Province	NS
Postal Code	B2T 1A4

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Detached, Single, Double, Heated Garage, Multiple Driveways, Paved
# of Garages	3
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Oven - Propane, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Furnace, Ductless, Hot Water
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Waverley Memorial Elementary School
High	Lockview High School

Additional Information

Zoning	R-1B
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Listing Details

Listing Office	EXP Realty of Canada Inc.
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