

# \$559,900 - 315 Sheppards Run, Beechville

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MLS® #202323612

**\$559,900**

3 Bedroom, 2.50 Bathroom, 1,744 sqft

Residential on 0.07 Acres

40-A, Beechville, NS

Welcome to 315 Sheppards Run, a charming residence nestled in the desirable Beechville Estates. Built in 2004, this home boasts a range of features that make it a comfortable and stylish living space. As you step inside, the main level welcomes you with warm hardwood floors, creating an inviting atmosphere in the living and dining areas. The eat-in kitchen has been thoughtfully updated with granite countertops, subway tile backsplash, and stainless steel appliances, creating a modern and functional space for culinary endeavors. The master bedroom is a true retreat, featuring vaulted ceilings, a double closet, and 4pc ensuite bath which adds a touch of luxury to your daily routine. 2 good sized bedrooms and full bath complete this level. This residence is equipped with a ductless heat pump on both the main and upper levels, ensuring efficient and customizable heating and cooling. The lower-level adds more living space with a comfortable and relaxed ambiance. The heated garage and storage shed provide practical solutions for both your vehicles and additional belongings. The exterior of the home is equally impressive, with newer roof (2020) and new front and back decks added in 2023, providing a perfect space for outdoor relaxation or entertaining guests. The well-maintained landscaping adds to the curb appeal. Conveniently located, this home offers easy access to Long Lake Provincial Park for outdoor enthusiasts. Bayerâ€™s Lake



amenities are just a short 3-minute drive away, while the Links at Brunello golf course is minutes from your doorstep. Enjoy the best of both worlds with a peaceful suburban setting and the bustling downtown Halifax just 15 minutes away. With its combination of modern upgrades, practical features, and a prime location, 315 Sheppards Run is not just a house; it's a place to call home. Don't miss the opportunity to make it yours!

Built in 2004

**Essential Information**

MLS® #	202323612
Price	\$559,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,744
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	January 29th, 2024

**Community Information**

Address	315 Sheppards Run
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-A
City	Beechville
County	Halifax
Province	NS
Postal Code	B3T 2G8

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Single, Garage, Heated Garage, Double, Paved
# of Garages	1

### **Interior**

Interior Features	Ensuite Bath, High Speed Internet
Heating	Baseboard, Ductless
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

### **Exterior**

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Beechville Lakeside Timberlea Sr Elementary School
Middle	Ridgecliff Middle School
High	Bay View High School

### **Additional Information**

Zoning	CDD
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### **Listing Details**

Listing Office	Red Door Realty
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