

# **\$979,900 - 263 Greenough Drive, West Porters Lake**

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MLS® #202324192

**\$979,900**

6 Bedroom, 4.50 Bathroom, 5,344 sqft

Residential on 1.36 Acres

31-C, West Porters Lake, NS

Featuring 6 bedrooms, 4 1/2 baths and 2 kitchens, this private residence holds a commanding 150ft of lake frontage on Porters Lake and a view that is like no other. Situated on just under 1.4 acres of sculpted land, and set back from the road, you have space to grown without sacrificing your privacy. This spacious home offers an open floorplan, extra large kitchen with breakfast nook, and stunning living room with woodstove surrounded by windows to the lake. There is a main floor laundry, food pantry and back mudroom, as well as a powder room, formal dining and office rounding off the first floor. The large primary suite overlooks the lake, 5 bedrooms, 2 more bathrooms, and a loft over the 2.5 car heated garage that holds a level-2 electric charging station round up the second floor. The fully finished walkout basement with high ceilings and wall of windows houses the 2nd kitchen, and a large 3pc bath complete with large walk-in shower, plumbed and ready for the new owner's preferred unit, just off the gym. A 2nd woodstove in the large rec/family room leaves no question about the winter comforts. With a few minor adjustments, there may be potential for an in-law suite, or a rental unit for additional income. Whether spending your days taking in the sights and sounds or fresh air from inside, enjoying the wraparound deck, the outdoor shower or the deep-water moorage and dock, this on is not to be missed!

Built in 1994



## Essential Information

MLS® #	202324192
Price	\$979,900
Bedrooms	6
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	5,344
Acres	1.36
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 8th, 2024

## Community Information

Address	263 Greenough Drive
Area	Halifax - Dartmouth
District	31-Lawrencetown, Lake Echo, Porters Lake
Sub-District	31-C
City	West Porters Lake
County	Halifax
Province	NS
Postal Code	B3E 1M8

## Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Triple, Heated Garage, Wired, Gravel, Parking Spaces(s)
# of Garages	3
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

## Interior

Interior Features	Central Vacuum, Ensuite Bath, Secondary Suite, High Speed Internet
Appliances	Central Vacuum, Electric Cooktop, Electric Oven, Electric Range, Dishwasher, Dryer - Electric, Washer, Freezer - Stand Up, Microwave, Refrigerator, Water Softener

Heating	Baseboard, Hot Water
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

## Exterior

Exterior Features	Dock
Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Sloping/Terraced, Wooded
Roof	Steel
Construction	Wood Siding
Foundation	Concrete Perimeter

## School Information

Elementary	O'Connell Drive Elementary School
Middle	Gaetz Brook Junior High School
High	Eastern Shore District High School

## Additional Information

Zoning	R1
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## Listing Details

Listing Office	Royal Lepage Atlantic (Mahone Bay)
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