

\$489,900 - 33 Hollyoake Lane, Dartmouth

MLS® #202325198

\$489,900

4 Bedroom, 2.00 Bathroom, 1,962 sqft

Residential on 0.20 Acres

16-A, Dartmouth, NS

Nestled in sought-after Colby Village, this lovingly maintained 3+1 bedroom, 2 bathroom home is ready to welcome a new family home! The main level offers a bright, welcoming layout, featuring a seamless flow from the living room to the dining room. The custom kitchen completed in 2020, showcases modern touches such as quartz countertops, undermount sink, touchless water tap, a recyclable drawer, and under-cabinet lighting. The bedrooms are comfortably sized, each with ample closet space, and a full bathroom are conveniently located on the main floor. The lower level showcases the updated bathroom (2021), complete with a larger shower, a built-in seat, and bars—a thoughtful addition for accessibility. The basement is spacious enough for hosting gatherings or just kicking back to relax for a cozy family movie night. Step outside to the lovely backyard, framed by mature trees and a perennial garden, providing the perfect retreat. You also have a great deck and pergola to enjoy. Recent updates include a brand-new roof (September 2023), 200-amp electrical panel (2020) to accommodate the heat pumps added in March 2021, and the house siding is just 5–6 years old. For those with a penchant for hobbies, the garage is a standout feature, equipped with in-floor heating, a separate electric meter, and a dedicated internet line. Shelves & built-in workbench offer practical storage solutions, making it an ideal space for passion projects or simply extra



storage. Convenience is a cornerstone here, with parks, playgrounds, commuter access, gas, pharmacies, grocery stores, banks, restaurants, shopping, and so much more within just minutes! Nature enthusiasts will appreciate the nearby Cole Harbour Heritage Park, with its walking & biking trails leading to the Salt Marsh Trail, offering endless outdoor fun & activities. There is also Cole Harbour Place only minutes away, complete with library, ice rink, swimming pool, squash court, organized programs & more! Book your showing today!

Built in 1976

Essential Information

MLS® #	202325198
Price	\$489,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,962
Acres	0.20
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	January 18th, 2024

Community Information

Address	33 Hollyoake Lane
Area	Halifax - Dartmouth
District	16-Colby Area
Sub-District	16-A
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2V 1L6

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Detached, Double, Paved
# of Garages	2

Interior

Interior Features	High Speed Internet
Appliances	Water Heater
Heating	Forced Air, Furnace, Ductless
Stories	Split Entry
Has Basement	Yes
Basement	Partially Finished, Walk-Out Access

Exterior

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

School Information

Elementary	Colby Village Elementary School
Middle	Astral Drive Junior High School
High	Auburn Drive High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	Keller Williams Select Realty
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