

\$599,900 - 35 Brian Drive, Westphal

MLS® #202400732

\$599,900

2 Bedroom, 2.00 Bathroom, 1,315 sqft
Residential on 0.16 Acres

15-D, Westphal, NS

Saying no to stairs = saying yes to an incredibly convenient and accessible floor plan. If you're in your retirement era or if you crave a manageable one-level living 2 bedroom plus den abode, 35 Brian at only 5 years young will certainly speak to you. She's small, but mighty and will scratch your low-maintenance lifestyle itch. It'll be hard to pick your favourite feature - maybe it's the vaulted living room ceiling, perhaps it's the ductless heat pumps for heating/AC, or could it be kitchen pantry and ample storage. Spend time doing the summer activities you actually enjoy with no grass (!!) in the backyard. Enjoy a year round 34 x 22 backyard living space with large paver stones, a wired shed, and covered porch. Summer nights just got that much better for entertaining or maybe even some solo peace and quiet reading alone. You've asked for it, here it is!



Built in 2019

Essential Information

MLS® #	202400732
Price	\$599,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,315
Acres	0.16
Year Built	2019

Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	February 14th, 2024

Community Information

Address	35 Brian Drive
Area	Halifax - Dartmouth
District	15-Forest Hills
Sub-District	15-D
City	Westphal
County	Halifax
Province	NS
Postal Code	B2W 3N2

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Heated Garage, Multiple Driveways, Paved
# of Garages	2

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Oven, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Ductless
Basement	None

Exterior

Lot Description	Under 0.5 Acres, Landscaped, Level
Roof	Asphalt
Foundation	Slab

School Information

Elementary	Humber Park Elementary School
Middle	Graham Creighton Junior High School
High	Auburn Drive High School

Additional Information

Zoning R1

Listing Details

Listing Office Royal LePage Atlantic

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