

\$869,000 - 115 Beaverbrook Drive, Fall River

MLS® #202401022

\$869,000

3 Bedroom, 3.00 Bathroom, 3,109 sqft

Residential on 1.73 Acres

30-B, Fall River, NS

This is a truly special Fall River property. Fit with three bedroom, two dens, and a huge rec-room, this home is very versatile and can fit your family's needs. As you step inside, your attention is pulled to the open concept living, dining, and kitchen space. This layout is unusual for most homes of this style and era, and is so much more functional! The living room with vaulted ceilings is surrounded by windows overlooking the private oasis of a yard, and the propane fireplace adds ultimate comfort. The wonderful kitchen offers a practical layout for the home chef and a 7' island for the family to gather around. The adjacent dining room can fit your grandest dining set. Flanking each side of the staircase, two versatile dens can effortlessly transform into home offices, playrooms, or guest bedrooms. The main floor is completed by a convenient mudroom, a half-bath, laundry facilities, and access to the double attached garage, which is heated with epoxy floors. Recent upgrades include fresh hardwood flooring throughout the main two levels, complemented by custom blinds on every window and fresh paint throughout most the home. Ascend the stunning new hardwood staircase to the second level, where two spacious bedrooms, a full 4-piece bathroom, and a luxurious primary bedroom await. The primary bedroom features a 4-piece ensuite and a walk-in closet, providing a private retreat. The basement is beautifully finished, but offers flexibility to adapt the space to your



needs by adding more walls to section-off bedrooms or offices. A half bath is roughed in the basement as well, needing very little work to finish completely. Ducted heating and cooling via the electric heat pump is efficient and provides maximum comfort year round. Outside, the heated above-ground pool and expansive decks are fantastic spaces to spend your summers. The backyard is completely private and provides ample play space. Nestled in a great family neighbourhood, don't miss out on viewing this home!

Essential Information

MLS® #	202401022
Price	\$869,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	3,109
Acres	1.73
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 3rd, 2024

Community Information

Address	115 Beaverbrook Drive
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-B
City	Fall River
County	Halifax
Province	NS
Postal Code	B2T 0H3

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone
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	Connected
Parking Spaces	2
Parking	Detached, Double, Multiple Driveways, Paved
# of Garages	2
Has Pool	Yes
Pool	Above Ground

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Fireplace(s), Heat Pump
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Ash Lee Jefferson Elementary School
Middle	Georges P Vanier Junior High School
High	Lockview High School

Additional Information

Zoning	R1-b
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Listing Details

Listing Office	Royal LePage Atlantic (Dartmouth)
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