

# \$1,350,000 - 142 Freshwater Trail, Dartmouth

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MLS® #202402606

**\$1,350,000**

5 Bedroom, 3.50 Bathroom, 4,221 sqft

Residential on 0.30 Acres

17-F, Dartmouth, NS

Stunning lakefront property in the south after Russel Lake! Open concept home is finished on all 3 levels with 5 bedrooms, 4 bathrooms, & a walkout basement to your private 42 ft oasis waterfront backyard. Oversized elegant main foyer has large vaulted ceilings & a beautiful wood staircase. Immediately to the right is a formal living room & dining room area for those large family gatherings youâ€™ve always wanted to host. Double wide doors lead you to the large kitchen with granite counter tops, stainless steel appliances & beautiful view of the lake. There is a second dining room spot for the family & patio doors leading you to the oversized deck outside with stunning views of Lake Russell to enjoy your morning coffee. To complete this level you have a second living room with tons of natural light, custom gorgeous built in shelving and the perfect spot for the TV for the family to cozy up for family movie nights! The beautiful wood staircase leads you up to the large & grand primary bedroom with vaulted ceilings, ensuite 5 piece bathroom featuring walk-in shower, soaker tub & his and herâ€™s sinks, a walk in closet and gorgeous views of your lake. 3 more large bedrooms, a full size 4 piece bathroom & large laundry room complete the main floor but donâ€™t forget about the 2nd floor curved balcony overlooking the waterfront & downstairs dining room & deck, it is stunning! Walk-out basement has a large rec room with a stone wall, built in electric fireplace & TV, 5th bedroom, 4th full bathroom,



office & all the storage you will need. Private 40 ft dock for launching your canoes & kayak or summer swims & end the night with a fire by the fire-pit! Double car garage & double paved driveway offers parking for the whole family. Very efficient with natural gas heat pump, ducted forced air heat and cooling. Walking distance & close to all amenities, short 20 minute drive to downtown Halifax & hospitals. This open concept, waterfront property is one you do not want to miss out!!!

Built in 2010

**Essential Information**

MLS® #	202402606
Price	\$1,350,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,221
Acres	0.30
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 30th, 2024

**Community Information**

Address	142 Freshwater Trail
Area	Halifax - Dartmouth
District	17-Woodlawn, Portland Estates, Nantucket
Sub-District	17-F
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2W 0A5

**Amenities**

Utilities	Natural Gas, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Double, Paved
# of Garages	2
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

### **Interior**

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Freezer, Microwave, Refrigerator
Heating	Ductless
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Fireplace(s)
# of Stories	2
Stories	2 Storey, Three Or More
Has Basement	Yes
Basement	Finished

### **Exterior**

Exterior Features	Dock
Lot Description	Under 0.5 Acres, Cleared, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Aluminum Siding, Brick, Vinyl Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Brookhouse Elementary School
Middle	Ellenvale Junior High School

### **Additional Information**

Zoning	CDD - COMPREHENSIVE DEVELOPMENT DISTRICT
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### **Listing Details**

Listing Office	RE/MAX Nova (Halifax)
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