

\$1,090,000 - 186 Freshwater Trail, Dartmouth

MLS® #202404404

\$1,090,000

5 Bedroom, 3.50 Bathroom, 3,847 sqft

Residential on 0.29 Acres

17-F, Dartmouth, NS

Welcome to 186 Freshwater Trail, a gem of a home hidden in plain sight on a cul-de-sac street in the desirable and growing community of Russell Lake West. This spacious 5-bedroom, 4-bathroom home features an attached double garage and has been expertly designed to optimize your enjoyment of all of its many features. This lovely home features high-end finishings throughout, as well as being a certified R-2000 home, with a new fully-ducted Heat Pump that provides comfortable heat in the winter and refreshingly cool air in the summer. As you walk in from the covered front porch, you are greeted with an inviting living room that is showered with an abundance of natural light. Next, proceed to the spacious dining room, with its beautiful views of Russell Lake. Then walk through the sliding pocket doors to the efficiently laid-out open-concept Kitchen, which features plenty of counter space and cupboards for preparing quick on-the-go meals, or for more elaborate dinners with family and friends. You will enjoy the convenient dining nook, and then unwind steps away into the cozy family room, with an electric Fireplace and unprecedented views of the lake through the large windows. On the upper floor you'll find 4 good sized bedrooms, including the primary bedroom with an ensuite that includes a jacuzzi tub and a separate shower, along with a full walk-in closet. Downstairs, the possibilities are endless, with an additional spacious bedroom, a large rec-room with 10 ft ceilings, a



convenient bar for entertaining, and a full bath along with plenty of storage. The downstairs also features a convenient walk-out to the inviting patio area and the all-weather walkway to the dock. Imagine having the benefits of a cottage while living in your home in the heart of the city! Recent upgrades include a new Heat Pump (2022) and a new deck (2020). This home is not only beautiful, but is centrally located near transit, schools, trails and an abundance of shopping options.

Built in 2008

Essential Information

MLS® #	202404404
Price	\$1,090,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,847
Acres	0.29
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 21st, 2024

Community Information

Address	186 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	Electric, Cable Connected, Electricity Connected
Parking Spaces	4
Parking	Attached, Double, Paved
# of Garages	2
Is Waterfront	Yes
Waterfront	Lake

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Heat Pump
Fireplace	Yes
Fireplaces	Electric
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

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

School Information

High	Woodlawn High
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Additional Information

Zoning	CDD - COMPREHENSIVE DEVELOPMENT DISTRICT
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Listing Details

Listing Office	Century 21 Trident Realty Ltd.
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