

\$599,000 - 31-33 Birch Grove, Upper Tantallon

MLS® #202405193

\$599,000

4 Bedroom, Bathroom,
Residential Income on 1.15 Acres

40-A, Upper Tantallon, NS



Welcome to 31-33 Birch Grove in Upper Tantallon! This two-unit building is a fantastic place to live, or makes a great addition to your portfolio. Either live in one unit and rent the other, or continue renting out each side. The location is ideal as you are close to the ocean, schools, & amenities, while being steps away from the Rails to Trails system which runs from Halifax all the way to the South Shore. Each unit has a large open concept main living area. The combined living and dining rooms lead to the kitchen with access to the back patio. The spacious primary bedroom has a cheater door to the full bathroom. A second bedroom, in-suite laundry, and a garage completes each unit. As you can see, the units have been well taken care of by the current owners. Please contact for the full revenue and expenses. The tenants pay their own heat and power. Additionally 27-29 Birch Grove can also be purchased in a package deal, as it has the same layout and shares the driveway with 31-33 Birch Grove. The combined package is offered at \$1,198,000. Book your showing today!

Built in 1995

Essential Information

MLS® #	202405193
Price	\$599,000
Bedrooms	4

Acres	1.15
Year Built	1995
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	July 3rd, 2024

Community Information

Address	31-33 Birch Grove
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-A
City	Upper Tantallon
County	Halifax
Province	NS
Postal Code	B3Z 1L1

Amenities

Utilities	Electricity Connected
Parking	Paved

Interior

Appliances	Stove, Dishwasher, Washer, Microwave, Refrigerator, Dryer
Heating	Baseboard, Fireplace(s), Ductless
Fireplace	Yes
Fireplaces	Fireplace(s)
# of Stories	1
Basement	None

Exterior

Lot Description	1 to 2.99 Acres
Roof	Asphalt
Construction	Concrete
Foundation	Concrete Perimeter

School Information

Elementary	Tantallon Jr Elementary School
Middle	Five Bridges Junior High School
High	Bay View High School

Additional Information

Zoning VR

Listing Details

Listing Office Royal LePage Atlantic

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