

# \$474,500 - 85 Samuel Danial Drive, Eastern Passage

MLS® #202406058

**\$474,500**

3 Bedroom, 2.00 Bathroom, 1,889 sqft

Residential on 0.16 Acres

11-B, Eastern Passage, NS

This exceptional 3-bedroom, 2-bathroom home offers both adventure and convenience by being near beaches, trails, Fisherman's Cove, and Shearwater Base. With spacious living areas bathed in natural light, comfort awaits you with a large kitchen featuring an oversized island, and generously sized bedrooms including a luxurious main bathroom with a jacuzzi tub. Downstairs features the third bedroom, second bathroom, a sizable family room with a wood pellet stove, and ample storage. Outside is an expansive landscaped yard with raised veggie gardens and fruit trees, fully fenced for peace of mind. Enjoy evenings on the flagstone patio with a fire pit, listening to nature's symphony. With multiple updates, including a ductless heat pump and a new metal roof, move-in-ready freedom awaits. Don't miss out—schedule your viewing today!



Built in 2002

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 202406058 |
| Price          | \$474,500 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,889     |
| Acres          | 0.16      |
| Year Built     | 2002      |

|           |                         |
|-----------|-------------------------|
| Type      | Residential             |
| Sub-Type  | Single Family Residence |
| Status    | Closed                  |
| Date Sold | May 7th, 2024           |

### Community Information

|              |                                                 |
|--------------|-------------------------------------------------|
| Address      | 85 Samuel Danial Drive                          |
| Area         | Halifax - Dartmouth                             |
| District     | 11-Dartmouth Woodside, Eastern Passage, Cow Bay |
| Sub-District | 11-B                                            |
| City         | Eastern Passage                                 |
| County       | Halifax                                         |
| Province     | NS                                              |
| Postal Code  | B3G 1S8                                         |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 2                                                                 |
| Parking        | No Garage, Double, Paved                                          |

### Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | High Speed Internet                                       |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator |
| Heating           | Baseboard, Fireplace(s), Ductless, In Floor               |
| Fireplace         | Yes                                                       |
| # of Stories      | 2                                                         |
| Stories           | Split Entry, Two                                          |
| Has Basement      | Yes                                                       |
| Basement          | Finished                                                  |

### Exterior

|                 |                                    |
|-----------------|------------------------------------|
| Lot Description | Under 0.5 Acres, Landscaped, Level |
| Roof            | Metal                              |
| Construction    | Vinyl Siding                       |
| Foundation      | Concrete Perimeter                 |

### School Information

|            |                                  |
|------------|----------------------------------|
| Elementary | Horizon Elementary School        |
| Middle     | Eastern Passage Education Centre |

High Island View High School

### **Additional Information**

Zoning R-1

### **Listing Details**

Listing Office Keller Williams Select Realty

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