

\$464,900 - Lot 30b 174 Sailors Trail, Eastern Passage

MLS® #202406349

\$464,900

2 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential

11-B, Eastern Passage, NS

Fabulous alternative to a condo apartment with unparalleled lifestyle. Provident's bungalow design - The Ocean Pearl - offers over 1200 sqft of true single level living and all the comforts and efficiency of a brand new home. Enter the foyer off your sweet covered porch and find an attractive open layout featuring a bright kitchen with granite counters, a terrific island for prep work and breakfast, a large walk in pantry, gorgeous easy to maintain laminate floors (carpet free home!) and outstanding comfort of a heat pump. A super spacious master bedroom is a true retreat with walk-in closet and ensuite with double vanity and easy to clean large shower. A second bedroom has french doors for multi-function space as a den or guest bedroom. Discrete second full bath perfect for guests. In unit laundry and a single car garage for your private and personal use. All the convenience of total lawn care, snow removal, exterior home maintenance, and water are included, not to mention use of the totally stunning club house with library, party space, heated out door pool and furnished one bedroom guest suite available for rent to residents. Walk down the street two minutes and you're on the incredible boardwalk at MacCormack's Beach, and a stone's throw from restaurants, shops and services. Just 7 minutes to the Dartmouth General or 10 minutes to Dartmouth Crossing. You can live on the beach and still be in downtown Halifax in 30 minutes or less. Several units to choose



from and still time to choose your finishes in some units! Photos & Virtual tour shown are of a former model in same design.

Built in 2019

Essential Information

MLS® #	202406349
Price	\$464,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Year Built	2019
Type	Residential
Sub-Type	Condominium
Style	Bungalow
Status	Closed
Date Sold	June 27th, 2024

Community Information

Address	Lot 30b 174 Sailors Trail
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 0A3

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Single, Garage, Driveway, Paved
# of Garages	1
Has Pool	Yes
Pool	Above Ground

Interior

Interior Features	Ensuite Bath, High Speed Internet
Heating	Baseboard, Ductless
Basement	None

Exterior

Lot Description	3 to 9.99 Acres, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Slab

Additional Information

Zoning	Condo
HOA Fees	400
HOA Fees Freq.	Monthly

Listing Details

Listing Office	PLUMB LINE REALTY INC. - 12234
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