

\$599,900 - 20 Florence Lane, Grand Lake

MLS® #202407143

\$599,900

4 Bedroom, 2.00 Bathroom, 2,596 sqft

Residential on 1.87 Acres

30-D, Grand Lake, NS

NEW PRICE! Welcome to 20 Florence Lane. This bright and welcoming 4 bedroom home is central to everything, yet off the beaten path enough to provide privacy and tranquility. Florence Lane ends at a quiet cul-de-sac making it the perfect location for road hockey, walking the dog or teaching your youngster how to ride a bike. As a bonus, there is a Crown owned strip across the road that may be developed in the future for access to Kelly Lake. The house has been custom designed to provide 2 open and accessible levels without having a "basement" feel. The 2500 sq. ft. floor plan embraces the natural flow of family life. The country style kitchen opens to a dining room overlooking a sunken living room with skylights and a wood stove where many special moments will be shared. The all weather screened-in sunroom is perfect for relaxing with a book or sharing a glass of wine with friends. The main level includes the primary bedroom, a second bedroom, a den/office and 4 piece bath with jet tub. The lower level has a convenient separate entrance which is perfect for your every day comings and goings with muddy boots and pets in tow. There are two additional bedrooms here, plus a 3 piece bath, laundry room, fitness room and rec room. The upper and lower decks, including a pergola, will draw you outside to listen to the songbirds or enjoy a family BBQ. The 20x30 detached garage with workshop is fully wired and ready for your hobbies and projects. This 1.9 acre private



property is partially landscaped and partially wooded, providing hours of "unplugged" adventures for the youngsters. The location is ideal - being in the highly sought after community of Grand Lake and close to Oakfield Park (beach/lake), Laurie Park (camping/lake) and Oakfield Golf & Country Club with the award winning Laurie's Restaurant. PLUS the International Airport is just 10 mins away and a 25 minute drive will take you to downtown Halifax. * Be sure to watch the live home "walk-about" tour!

Built in 1998

Essential Information

MLS® #	202407143
Price	\$599,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,596
Acres	1.87
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 29th, 2024

Community Information

Address	20 Florence Lane
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-D
City	Grand Lake
County	Halifax
Province	NS
Postal Code	B2T 1B5

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Wired, Paved
# of Garages	1
Waterfront	Lake Privileges

Interior

Interior Features	Central Vacuum, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Fireplace(s), Furnace, Ductless, In Floor
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Landscaped, Level, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Oldfield Consolidated Elementary School
Middle	Georges P Vanier Junior High School
High	Lockview High School

Additional Information

Zoning	R7
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Listing Details

Listing Office	Viewpoint Realty Services Inc.
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