

# \$350,000 - 70 Les Collins Avenue, West Chezzetcook

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MLS® #202407773

**\$350,000**

2 Bedroom, 2.00 Bathroom, 1,075 sqft

Residential on 0.69 Acres

31-C, West Chezzetcook, NS

Come home to 70 Les Collins Avenue in beautiful West Chezzetcook where a charming two bedroom two bath one level living experience awaits just mere minutes to amenities or the shore. Pride of ownership is evident both inside and out and regular updates have kept this property in tip top condition. The kitchen boasts ample storage and counter space, a moveable island and skylights that set the mood. A generous dining room offers lots of windows that deliver a private feel and it leads to an inviting living room with windows on three sides hosting a propane stove and a chalet feel. The principal bedroom has its own ensuite and a brag worthy walk in. The second bedroom is cozy and adjacent to the second full bath. Laundry is well positioned and there is a functional mudroom youâ€™ll use everyday. Outside there are three garages, a large shed, a greenhouse and a gazebo to support any outdoor activity you enjoy. Heat pumps and an ETS system ensure year round comfort. Metal roof, generator ready, newly surfaced back deck with ramp access not to mention a front veranda to welcome you home. Your East Coast lifestyle is waiting at 70 Les Collins Avenue.



Built in 1983

## Essential Information

MLS® #

202407773

Price	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,075
Acres	0.69
Year Built	1983
Type	Residential
Sub-Type	Mobile Home
Style	Bungalow
Status	Closed
Date Sold	June 19th, 2024

### Community Information

Address	70 Les Collins Avenue
Area	Halifax - Dartmouth
District	31-Lawrencetown, Lake Echo, Porters Lake
Sub-District	31-C
City	West Chezzetcook
County	Halifax
Province	NS
Postal Code	B0J 1N0

### Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Wired, Paved

### Interior

Interior Features	Ensuite Bath, High Speed Internet
Heating	Electric, Ductless, Stove
Cooling	Ductless
Fireplace	Yes
Fireplaces	Propane
Basement	None

### Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped, Level, Rolling Slope
Roof	Metal

Construction	Vinyl Siding
Foundation	Block, Other, Perimeter Wall

### **School Information**

Elementary	Porters Lake Elementary School
Middle	Gaetz Brook Junior High School
High	Eastern Shore District High School

### **Additional Information**

Zoning	R1
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### **Listing Details**

Listing Office	Engel & Volkers
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