

# \$775,000 - 17 Cottontail Lane, Mineville

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MLS® #202407951

**\$775,000**

4 Bedroom, 3.00 Bathroom, 2,938 sqft

Residential on 0.80 Acres

31-A, Mineville, NS

Nestled at the beginning of a private lane on a .8 acre lot, this property offers natural beauty with modern luxury. With just under 3000 square feet of living space, the main level boasts an open concept kitchen & living room with 3 bedrooms, 2 baths & upstairs laundry. However it's the lower-level that makes this property so unique. Here, you'll find a second primary bedroom that fits a California king bed with a grand en-suite including a European-style walk-in shower and a bathtub offering a luxurious spa retreat after a long day. To top it off, it includes an extra large walk-in closet read for you to make it your own. The remainder of the lower level is finished with a walk-out to the backyard, a large living space, a wood burning fireplace, games area & a large gym or office space. For added convenience, the home includes an attached double car garage, providing ample space for parking and storage. The backyard has a meandering brook and a path that winds through the woods, providing convenient access to Bennet Park to access the playground or join in a game of pickle ball.



Built in 2021

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | 202407951 |
| Price    | \$775,000 |
| Bedrooms | 4         |

|                |                         |
|----------------|-------------------------|
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 2,938                   |
| Acres          | 0.80                    |
| Year Built     | 2021                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | June 17th, 2024         |

### Community Information

|              |                                          |
|--------------|------------------------------------------|
| Address      | 17 Cottontail Lane                       |
| Area         | Halifax - Dartmouth                      |
| District     | 31-Lawrencetown, Lake Echo, Porters Lake |
| Sub-District | 31-A                                     |
| City         | Mineville                                |
| County       | Halifax                                  |
| Province     | NS                                       |
| Postal Code  | B2Z 1J8                                  |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 2                                                                 |
| Parking        | Attached, Double, Gravel                                          |
| # of Garages   | 2                                                                 |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Ensuite Bath, High Speed Internet                                                                   |
| Appliances        | Electric Oven, Electric Range, Dishwasher, Dryer, Washer, Microwave, Water Purifier, Water Softener |
| Heating           | Forced Air, Stove                                                                                   |
| Fireplace         | Yes                                                                                                 |
| Fireplaces        | Wood Burning                                                                                        |
| Has Basement      | Yes                                                                                                 |
| Basement          | Finished, Walk-Out Access                                                                           |

### Exterior

|                 |                                        |
|-----------------|----------------------------------------|
| Lot Description | 0.5 to 0.99 Acres, Cleared, Landscaped |
|-----------------|----------------------------------------|

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt             |
| Construction | Stone, Vinyl Siding |
| Foundation   | Concrete Perimeter  |

### **School Information**

|            |                                     |
|------------|-------------------------------------|
| Elementary | Bell Park Academic Centre           |
| Middle     | Graham Creighton Junior High School |
| High       | Auburn Drive High School            |

### **Additional Information**

|        |    |
|--------|----|
| Zoning | R1 |
|--------|----|

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Keller Williams Select Realty |
|----------------|-------------------------------|

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Listing information last updated on October 28th, 2025 at 7:02pm ADT