

# \$514,900 - 72 James Street, Timberlea

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MLS® #202408620

**\$514,900**

3 Bedroom, 3.00 Bathroom, 1,778 sqft

Residential on 0.12 Acres

40-A, Timberlea, NS

Welcome to this spectacular family home in Timberlea where you have the bonus of achieving a community feel so close to the city centre. This 3 bedroom, 4 bath 2 storey home has so much to offer with space for everyone. Just move in and enjoy. Upstairs you will find a 3 bedrooms, an ensuite and another full bathroom. Main floor boasts a beautiful kitchen, dining room, powder room and living room with propane fireplace for that cozy winter night feel. Downstairs offers flex space that could be used as a rec room, gym or music room, additional powder room and unfinished utility/laundry room. You will appreciate the privacy in your backyard, triple paved driveway and shed. In a few short mins, elementary children can walk to school! Also close to the Rails to Trails access for walking, cycling and more, Bluff wilderness hiking trail, D&Jos market, North Brewing Company, Brunello golf course and so much more. Many, many upgrades over the years. Ask your realtor for a list of negotiable inclusions. Book your viewing today!



Built in 1997

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | 202408620 |
| Price     | \$514,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |

|                |                         |
|----------------|-------------------------|
| Full Baths     | 2                       |
| Half Baths     | 2                       |
| Square Footage | 1,778                   |
| Acres          | 0.12                    |
| Year Built     | 1997                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | July 30th, 2024         |

### Community Information

|              |                                            |
|--------------|--------------------------------------------|
| Address      | 72 James Street                            |
| Area         | Halifax - Dartmouth                        |
| District     | 40-Timberlea, Prospect, St. Margaret's Bay |
| Sub-District | 40-A                                       |
| City         | Timberlea                                  |
| County       | Halifax                                    |
| Province     | NS                                         |
| Postal Code  | B3T 2C7                                    |

### Amenities

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

### Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | Ensuite Bath, High Speed Internet                         |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator |
| Heating           | Fireplace(s), Forced Air                                  |
| Fireplace         | Yes                                                       |
| Fireplaces        | Fireplace(s), Propane                                     |
| # of Stories      | 2                                                         |
| Stories           | 2 Storey                                                  |
| Has Basement      | Yes                                                       |
| Basement          | Full, Finished                                            |

### Exterior

|                 |                             |
|-----------------|-----------------------------|
| Lot Description | Under 0.5 Acres, Landscaped |
| Roof            | Asphalt                     |

|              |                     |
|--------------|---------------------|
| Construction | Brick, Vinyl Siding |
| Foundation   | Concrete Perimeter  |

**School Information**

|            |                                                    |
|------------|----------------------------------------------------|
| Elementary | Beechville Lakeside Timberlea Jr Elementary School |
| Middle     | Ridgecliff Middle School                           |
| High       | Bay View High School                               |

**Additional Information**

|        |     |
|--------|-----|
| Zoning | CDD |
|--------|-----|

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Viewpoint Realty Services Inc. |
|----------------|--------------------------------|

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Listing information last updated on October 29th, 2025 at 3:33pm ADT