

# \$579,000 - 40 Leaman Drive, Dartmouth

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MLS® #202410654

**\$579,000**

4 Bedroom, 2.00 Bathroom, 1,850 sqft

Residential on 0.15 Acres

13-C, Dartmouth, NS

Visit REALTOR® website for additional information. Welcome to the exquisite 40 Leaman Dr, affectionately known as 'the gem of the street'! Boasting 4 bedrooms, 2 full bathrooms, a basement guest suite, and unparalleled views of the lake, this home is a true treasure. Sunlight cascades through the main level, illuminating the spacious living room and dining area which offers captivating water vistas. Each bedroom is generously sized, complemented by a well-appointed full bathroom on the main floor. On the lower level you'll discover a fully equipped guest suite, presenting not only comfort but also income potential, alongside another full bathroom, laundry room, and ample storage. Outside, the meticulously landscaped grounds provide a serene backdrop, while the composite deck invites you to savor your morning coffee in the tranquility of the lakeside setting. Recent upgrades, including new windows, a 2021-installed back door, and a 2016-roof with a 50-year shingle warranty, ensure both aesthetic appeal and structural integrity. Additionally, the inclusion of electric thermal storage units which qualify for Nova Scotia Power's reduced Time of Day rates is a huge added bonus! Only minutes away from all major amenities this property epitomizes lake living with all the comforts of city living. Don't miss your chance to experience the allure of this exceptional residence and schedule your private viewing today!



Built in 1969

**Essential Information**

MLS® #	202410654
Price	\$579,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,850
Acres	0.15
Year Built	1969
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 5th, 2024

**Community Information**

Address	40 Leaman Drive
Area	Halifax - Dartmouth
District	13-Crichton Park, Albro Lake
Sub-District	13-C
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B3A 2K9

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Attached, Paved, Single
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

**Interior**

Interior Features	Secondary Suite, High Speed Internet
Appliances	Electric Oven, Electric Range, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator

Heating	Baseboard, Electric
Has Basement	Yes
Basement	Partially Finished

## **Exterior**

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

## **School Information**

Elementary	John Macneil Elementary School
Middle	John Martin Junior High School
High	Dartmouth High School

## **Additional Information**

Zoning	ER-2
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## **Listing Details**

Listing Office	PG Direct Realty Ltd.
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