

\$1,100,000 - 72 Spikerush Lane, Middle Sackville

MLS® #202411316

\$1,100,000

4 Bedroom, 3.50 Bathroom, 3,638 sqft

Residential on 5.14 Acres

26-A, Middle Sackville, NS

Welcome to 72 Spikerush Lane; a luxurious and incredibly energy efficient 2 storey home on the river that's loaded with upgrades! This home has a high-end solar panel system that's capable of handling 70% of the houses energy, a fully ducted Daikin heat pump, advanced HRV and it's roughed in for an EV car charger, a generator and a hot tub. Inside the home you'll love space in this large 3,638 square foot home with 4 bedrooms and 3.5 bathrooms. The main level layout with a spacious foyer, front office, half bath, mudroom off the 21x21 heated garage, laundry and the open concept main living area is straight across the back with upgraded oversized windows, a propane fireplace, a large Southwest facing deck and views of the river! (and not to worry, this house is built behind the 100 year flood line). The kitchen features quartz countertops, an island, pantry and a coffee bar. Up the beautiful hardwood stairs you'll find a large primary suite with 2 large closets plus a walk-in closet and a 5 piece custom ensuite with a freestanding soaker tub and custom tiled shower. The rest of the upper level consists of 2 more good sized bedrooms, an office and the main 4 piece bathroom. Downstairs is a fully equipped in-law suite with large windows, tons of natural light, 1 bedroom with a second flex room which could also be used as a second bedroom, an open concept kitchen and living area, a full bathroom and laundry. This walks out to a concrete patio under the main deck. This



property is fully landscaped with a large paved driveway, firepit, gazebo and a pathway down to the river! This property has so many features that really need to be seen to be appreciated and a full list of builder upgrades can be provided upon request.

Built in 2021

Essential Information

MLS® #	202411316
Price	\$1,100,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,638
Acres	5.14
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 31st, 2024

Community Information

Address	72 Spikerush Lane
Area	Halifax - Dartmouth
District	26-Beaverbank, Upper Sackville
Sub-District	26-A
City	Middle Sackville
County	Halifax
Province	NS
Postal Code	B4E 0P8

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Double, Garage, Heated Garage, Wired, Multiple Driveways, Paved

# of Garages	2
View	River
Is Waterfront	Yes
Waterfront	River Front, River Access

Interior

Interior Features	Ensuite Bath, Secondary Suite, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Fireplace(s), Heat Pump
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres, Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Sackville Heights Elementary School
Middle	Sackville Heights Junior High School
High	Millwood High School

Additional Information

Zoning	R-1 - RESIDENTIAL LOW DENSITY
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Listing Details

Listing Office	Exit Realty Metro
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