

\$685,000 - 72 Ashford Close, Upper Tantallon

MLS® #202413747

\$685,000

4 Bedroom, 2.50 Bathroom, 2,118 sqft

Residential on 0.70 Acres

21-B, Upper Tantallon, NS

Welcome to 72 Ashford Close, located in the heart of Upper Tantallon's sought after 'Fox Hollow' subdivision. So many inviting details to enjoy with this wonderful 2-Storey Ranch Style family home and overall 30,000+ sq ft property. Features include 4 large bedrooms on 2nd floor, 3 bathrooms in total including a large Ensuite bath. An inviting main entry with 33' front covered porch. Main floor with formal living room, office/ den or dining room and an open concept kitchen, dining area and family room with propane stove fireplace and hardwood flooring throughout. Walk-out onto the 20.5 x 10 ft backyard deck with convenient propane hookup for barbeque or other propane fueled deck appliances. Driveway for several vehicles and a built-in double car garage (21' x 22') with a nearly 11 ft high ceiling, side entrance, plus access directly into the main floor mudroom and laundry room area. Wired shed in backyard (16' x 12') with a natural-appearing stone ramp built for loading 4-wheelers or bikes into a pick-up truck. Still need more space? You'll find a partially finished basement with a walk-out directly to the backyard. While the partially finished basement is not included in the overall living area square footage, it offers a fantastic option for upgrading this lower space to an additional finished floor that could include a rec room and games room, theatre, teen or In-Law Suite or any other usage you may require. This floor includes 3 spacious



unfinished rooms with bathroom roughed-in plus a large utility room. Conveniently located 'Audrey's Park' with tennis, playground and winter skating is just across the street. The property backs onto a forested greenbelt and the St. Margaret's Trail, as part of the Rails to Trails system. Close to schools and Fox Hollow Child Care Centre, Provincial Parks, Medical Centre, shopping, community centre and beautiful St. Margaret's Bay. View soon - this amazing family home won't last long.

Essential Information

MLS® #	202413747
Price	\$685,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,118
Acres	0.70
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 19th, 2024

Community Information

Address	72 Ashford Close
Area	Halifax - Dartmouth
District	21-Kingswood, Haliburton Hills, Hammonds Pl.
Sub-District	21-B
City	Upper Tantallon
County	Halifax
Province	NS
Postal Code	B3Z 1E5

Amenities

Utilities	Propane, Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	4
Parking	Double, Garage, Heated Garage, Gravel
# of Garages	2

Interior

Interior Features	Ensuite Bath, See Remarks, High Speed Internet
Appliances	Propane Cooktop, Range, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Fireplace(s), Furnace, Hot Water
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped, Level, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Tantallon Sr Elementary School
Middle	Five Bridges Junior High School
High	Bay View High School

Additional Information

Zoning	R1
HOA Fees	70

Listing Details

Listing Office	Red and White Realty NS Inc.
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