

\$1,395,000 - 10 Fortress Drive, Fergusons Cove

MLS® #202413878

\$1,395,000

5 Bedroom, 4.50 Bathroom, 4,803 sqft

Residential on 3.79 Acres

8-E, Fergusons Cove, NS

Welcome to 10 Fortress Drive: a traditional exterior with a modern interior. This home is perfect for a couple needing spacious main floor offices, each with privacy provided by double French doors. One office features a custom walnut library, while the other has built-in storage, shelves, and a propane fireplace. The main living area can be separated by another set of double French doors. The dining area has a custom Jatoba 10-foot table seating 8-10 guests, a built-in Jatoba buffet with floating shelves, and a Jatoba divider with cabinets and a bar-height counter. The kitchen side of the divider includes a cooktop, oven, and custom concrete counters, all designed by Hanrahan & Sons Fine Woodworkers. The main floor also includes a light-filled living room with wrap-around windows, a sleek Belgian StÃ¼v wood fireplace, a large utility/laundry room, and a guest bathroom. Upstairs, the Landing/Gallery features wrap-around windows, a balcony, and south-facing views over Herring Cove to Chebucto Head. This floor has four bedrooms and three full baths. The primary bedroom has an ensuite bath with a corner jacuzzi soaker tub and in-tub shower, and two generous walk-in closets. Adjacent to the main bedroom is a smaller bedroom with a good-sized closet and a large north-facing triple window. Another large bedroom has a double closet and a big triple north-facing window. These two bedrooms share a full bathroom. The fourth bedroom upstairs has a



south-facing window and an east-facing window in its ensuite bathroom with a shower, ideal for a teenager. The lower level, mostly above grade, includes south-facing study/lounge with soapstone Osburn wood stove, full bath, large bdrm with 6 closets & workshop/storage with kitchenette. This floor also has a 725 sqft garage not incl in the total 4803 fin sqft, making total sqft 5528. The garage outlet can be switched to an electric vehicle charging outlet. All three levels have hardwood floors.

Built in 1998

Essential Information

MLS® #	202413878
Price	\$1,395,000
Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	4,803
Acres	3.79
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 19th, 2024

Community Information

Address	10 Fortress Drive
Area	Halifax - Dartmouth
District	8-Armdale/Purcell's Cove/Herring Cove
Sub-District	8-E
City	Fergusons Cove
County	Halifax
Province	NS
Postal Code	B3V 1S5

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Heated Garage, Wired, Circular Driveway, Multiple Driveways, Paved
# of Garages	2
View	Ocean
Waterfront	Stream/Pond

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Electric Cooktop, Glass Cooktop, Oven, Electric Oven, Dishwasher, Dryer, Washer, Refrigerator, Water Softener
Heating	Baseboard, Furnace, Hot Water, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove, Fireplace(s), Wood Burning
# of Stories	3
Stories	Three Or More
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Exterior Features	Balcony
Lot Description	3 to 9.99 Acres, Partially Cleared, Conservation, Hardwood Bush, Partial Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

School Information

Elementary	William King Elementary School
Middle	Herring Cove Junior High School
High	JL Ilsley High School

Additional Information

Zoning	R-2A
HOA Fees	500

Listing Details

Listing Office	Royal LePage Atlantic (Dartmouth)
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