

\$1,025,000 - 116 Braemar Drive, Dartmouth

MLS® #202415023

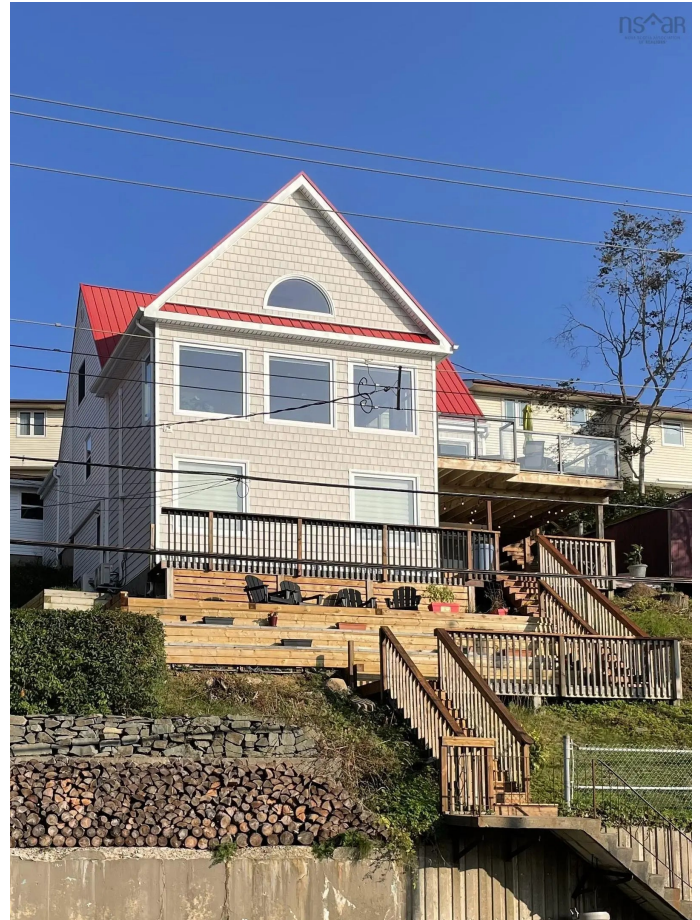
\$1,025,000

3 Bedroom, 3.50 Bathroom, 2,600 sqft

Residential on 0.15 Acres

17-A, Dartmouth, NS

Spectacular views, close to all amenities, shopping, walking trails, beaches, parks, all within 5 minutes walk. This charming executive property is situated in a prime location overlooking Mic Mac lake. The property comes with 50 ft. of water frontage with a large deck and deep water dock, ideal for boats. In this competitive market, this is a rare find. As you step inside this immaculate, beautifully decorated home, you are met with the breathtaking view of the lake giving it a true East Coast feel. The open concept eat in kitchen also offers a magnificent view of the lake. Off the kitchen is a large formal dining area overlooking the water. The view is amazing from the living room as well and from here you can step onto a large deck through the garden doors. Off the living room there is a room which is now being used as an office/den. Upstairs are two spacious bedrooms both with walk in closets and the second bedroom has a sitting room adjacent to it. You will notice the careful attention to detail in every aspect of this unique home. This elegant home is very energy efficient for both heat and lights as there are three heat pumps with one on each level and 2 thermal storage units. There is hardwood flooring throughout as well as decorative ceramic flooring with in floor heating in the living room. It has one 3 pc. and one 4 pc. bathrooms. The completely developed lower level apartment, can be rented, has potential for a self contained in law suite which also faces the



lake and has one 3 pc. and one 2 pc. bathroom. It could also be used as an Air B&B and has itâ€™s own parking and laundry. Or if you would prefer it can just be used as extra living space for maybe a rec room and an extra bedroom. Outside is an insulated 18Ã—22 garage, wired and has its own heat pump. This house has a metal roof, recently installed new siding, and three levels of decking. The new concrete driveway has room for 4 cars.

Built in 1980

Essential Information

MLS® #	202415023
Price	\$1,025,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,600
Acres	0.15
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Style	Chalet
Status	Closed
Date Sold	January 15th, 2025

Community Information

Address	116 Braemar Drive
Area	Halifax - Dartmouth
District	17-Woodlawn, Portland Estates, Nantucket
Sub-District	17-A
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2X 2B4

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, 1.5, Heated Garage, Wired, Concrete
# of Garages	2
Is Waterfront	Yes
Waterfront	Across Road, Access: Deeded, Lake Privileges

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Electric, Ductless, In Floor
Cooling	Ductless
# of Stories	3
Stories	Three Or More
Has Basement	Yes
Basement	Crawl Space, Finished

Exterior

Exterior Features	Dock
Lot Description	Under 0.5 Acres, Cleared, Landscaped, Sloping/Terraced
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Admiral Westphal Elementary School
Middle	Caledonia Junior High School
High	Woodlawn High

Additional Information

Zoning	R1
--------	----

Listing Details

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

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 13th, 2025 at 4:32am ADT