

\$1,695,000 - 255 Sandy Run, Hammonds Plains

MLS® #202415938

\$1,695,000

5 Bedroom, 4.50 Bathroom, 4,114 sqft

Residential on 1.79 Acres

21-B, Hammonds Plains, NS

Discover 255 Sandy Run, a stunning lakeside retreat in the esteemed Glen Arbour neighborhood. Set on 1.79 acres with 235 feet of lake frontage on Sandy Lake, this home offers over 4,400 square feet of impeccably finished living space. The open-plan main living area is a masterpiece, featuring a 15-foot vaulted ceiling and a dramatic fireplace that serves as the room's centerpiece. The expansive windows provide panoramic lake views and bathe the space in natural light. The gourmet kitchen is a chef's delight, featuring a propane stove with a convenient pan faucet, ample cabinetry, and a large center island perfect for meal prep and entertaining. Adjacent to the kitchen is a butler's pantry with a farm sink and a designated food pantry for additional storage. The built-in double garage with an epoxy floor leads to a practical mudroom and a powder room. The front entry is designed for convenience with a walk-in coat closet. The main level houses three spacious bedrooms, including a primary suite with a substantial walk-in closet and a luxurious 5-piece ensuite with a custom shower. A well-equipped laundry room with cabinets, a folding station, and a sink is also on this level. The walkout lower level is perfect for entertaining, featuring a large great room with a wet bar and a second fireplace. This level also includes a gym and a second primary bedroom with an ensuite, offering a private space for guests or a comfortable area for a teenager. The



outdoor space is a true sanctuary, with an elevated composite deck featuring glass panels that offer unobstructed views of the lake. Enjoy your favorite music throughout the house with the integrated sound system. Experience unparalleled luxury and serenity at 255 Sandy Run.

Essential Information

MLS® #	202415938
Price	\$1,695,000
Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	4,114
Acres	1.79
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 29th, 2024

Community Information

Address	255 Sandy Run
Area	Halifax - Dartmouth
District	21-Kingswood, Haliburton Hills, Hammonds Pl.
Sub-District	21-B
City	Hammonds Plains
County	Halifax
Province	NS
Postal Code	B4B 1X9

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Heated Garage, Wired, Concrete

# of Garages	2
Is Waterfront	Yes
Waterfront	Lake

Interior

Interior Features	Ensuite Bath, High Speed Internet
Heating	Fireplace(s), Heat Pump
Fireplace	Yes
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Exterior Features	Balcony
Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Level, Wooded
Roof	Asphalt
Foundation	Concrete Perimeter

School Information

Elementary	Hammonds Plains Consolidated Elementary School
Middle	Madeline Symonds Middle School
High	West Bedford High

Additional Information

Zoning	R-1
--------	-----

Listing Details

Listing Office	Century 21 Trident Realty Ltd.
----------------	--------------------------------

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 November 5th, 2025 at 2:32pm AST