

# \$599,900 - 310 Crooked Stick Pass, Beaver Bank

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MLS® #202416166

**\$599,900**

4 Bedroom, 2.00 Bathroom, 2,863 sqft

Residential on 1.32 Acres

26-B, Beaver Bank, NS

Lost Creek Village is living within nature. Be the newest home owner on Crooked Stick Pass in a custom built bungalow from the original owner boasting 2863sqft! This 12 year young bungalow home is fully finished on both levels. Living, kitchen & foyer are open concept with cathedral ceiling and has ample counter space. 3 bedrooms on the main level share a quite spacious bathroom with separate glass shower and corner water jet tub. Primary bedroom has a large organized walk-in closet. The lower level has a walkout from the gym area, pellet wood stove, 4th bedroom, spacious family room, 4pc bath, utility room with laundry and ample storage spaces. Features include 2 ductless heat pump (AC) on each level, carpet free, hot water tank 2024, main floor bath with infloor radiant heat. The home sits back nicely from the road on a private 1.32 acre lot complete with a bonus 24X24 engineered garage pad (2023). This large yard offers privacy, gravel pad for a 12'x22' above ground pool, oversized driveway to park in front or side of home, a wonderfully landscaped yard with loads of room for family activities or just relaxing with a view of mature trees. From the kitchen is access to your 12x12 rear deck. The front 32'x4' covered porch gives a country shaded feel. Let's get your family here and settle before the new school year starts at either the English or French school. Children are bused to all levels. Community highlights; walking trails throughout, atv club, community center,



playground and friendly neighbors! Book an early tee time at Lost Creek Golf Course and be home before noon!

Built in 2012

**Essential Information**

MLS® #	202416166
Price	\$599,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,863
Acres	1.32
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	September 5th, 2024

**Community Information**

Address	310 Crooked Stick Pass
Area	Halifax - Dartmouth
District	26-Beaverbank, Upper Sackville
Sub-District	26-B
City	Beaver Bank
County	Halifax
Province	NS
Postal Code	B4G 0B8

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Other, Gravel, Multiple Driveways

**Interior**

Interior Features	High Speed Internet
Appliances	Oven, Electric Oven, Dishwasher, Dryer - Electric, Washer, Freezer - Chest, Range Hood, Refrigerator

Heating	Baseboard, Ductless, In Floor, Radiant
Fireplace	Yes
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

## Exterior

Lot Description	1 to 2.99 Acres, Cleared, Landscaped, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

## School Information

Elementary	Beaverbank - Kinsac Elementary School
Middle	Harold T Barrett Junior High School
High	Lockview High School

## Additional Information

Zoning	CDD
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## Listing Details

Listing Office	RE/MAX Nova
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