

# \$399,000 - 106 Circassion Drive, Cole Harbour

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MLS® #202416176

**\$399,000**

4 Bedroom, 2.00 Bathroom, 1,550 sqft

Residential on 0.14 Acres

15-A, Cole Harbour, NS

The perfect place to raise a family, right here in the heart of Forest Hills. This home is in close proximity to a great elementary school, you can watch the kids walk to school and they can come home for lunch! If you've ever considered supplementing your income by providing after school care, the location could not be better! Featuring highly efficient Electric Thermal Storage as a primary heating source and a heat pump on the main floor you'll be warm in the winter and cool in the summer, all while keeping the energy costs down. The main floor has a large open kitchen, nice sized living room, three bedrooms and an updated bath. The basement contains a large rec room, another bedroom (Window may not meet egress, Buyer to verify), laundry and two good storage areas. This home has been well maintained and features the following updates: Roof 2018, all vinyl windows, kitchen remodeled in 2014, Main bath in 2014, ETS & heat pump in 2021, Electrical upgraded to 200 Amp in 2021, generator panel 2021. The backyard is large, fenced and flat, perfect for the kids! Book your private viewing today!



Built in 1979

## Essential Information

MLS® #                      202416176

Price                        \$399,000

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,550
Acres	0.14
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	August 6th, 2024

### Community Information

Address	106 Circassion Drive
Area	Halifax - Dartmouth
District	15-Forest Hills
Sub-District	15-A
City	Cole Harbour
County	Halifax
Province	NS
Postal Code	B2W 4N6

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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### Interior

Interior Features	High Speed Internet
Heating	Baseboard, Electric, Ductless
Has Basement	Yes
Basement	Full, Finished

### Exterior

Lot Description	Under 0.5 Acres, Landscaped, Level
Roof	Asphalt
Construction	Aluminum Siding
Foundation	Concrete Perimeter

### Additional Information

Zoning	R-1
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**Listing Details**

Listing Office            Viewpoint Realty Services Inc.

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