

\$799,900 - 287 Royal Oaks Way, Belnan

MLS® #202417455

\$799,900

3 Bedroom, 3.50 Bathroom, 2,556 sqft

Residential on 1.64 Acres

105-B, Belnan, NS

Welcome to this stunning 6-year-old home nestled in one of the most desirable neighborhoods in Elmsdale. This large, modern residence boasts exceptional curb appeal, set on a meticulously landscaped lot that includes both an attached and detached garage. Approaching the home, you're greeted by a beautifully maintained yard blending a spacious play area for children with a natural woodlot backdrop, offering both recreation and tranquility. The house features a contemporary open-concept design and stylish, modern color palette. Upon entry, the large foyer has bright ceramic flooring leading to a formal dining room. Moving towards the back of the house, a spacious great room seamlessly connects to a generous kitchen with quartz countertops, modern grey cabinets, and an adjacent breakfast nook. The convenience of a nearby laundry room adds practicality to the main living area. Upstairs, the primary bedroom impresses with its size and includes an adjoining ensuite bathroom. Two additional large bedrooms each boast walk-in closets, with a main bathroom conveniently located nearby, ensuring comfort and privacy. The recently finished basement adds significant value, featuring a luxurious new bathroom, a large recreational room offering versatility for various uses such as family room and an area for home office or gym. This home offers proximity to major shopping amenities, ATV trails, easy commute to the city and airport, while maintaining a serene residential



atmosphere. With its blend of modern comforts, thoughtful design, and prime location, combined with the knowledge and peace of mind, that this family of 4, have never had shortage of water at the home. The motivated sellers are ready to consider offers, so schedule your viewing today and envision your future in this exceptional home.

Built in 2018

Essential Information

MLS® #	202417455
Price	\$799,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,556
Acres	1.64
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 17th, 2024

Community Information

Address	287 Royal Oaks Way
Area	Halifax - Dartmouth
District	105-East Hants/Colchester West
Sub-District	105-B
City	Belnan
County	Hants
Province	NS
Postal Code	B2S 0C2

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4

Parking	Attached, Detached, Double, Paved
# of Garages	2

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Range, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Fireplace(s), Heat Pump
Fireplace	Yes
Fireplaces	Electric
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Insulated Concrete

School Information

Elementary	Elmsdale District Elementary School
Middle	Riverside Education Centre
High	Hants East Rural High School

Additional Information

Zoning	CR
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Listing Details

Listing Office	Royal LePage Atlantic (Dartmouth)
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