

\$699,000 - 3609 Highway 2, Fletchers Lake

MLS® #202421894

\$699,000

3 Bedroom, 1.50 Bathroom, 2,022 sqft
Residential on 0.60 Acres

30-D, Fletchers Lake, NS

Dreaming of lakefront living within the highly sought after community of Fall River NS? Look no further. Welcome to 3609 Highway 2, nestled on the beautiful shores of Fletchers Lake. This spectacular property offers over 220ft of prime waterfront and is perfectly situated on a professionally landscaped oversized lot. Feel at home within this charming 1.5 storey 3 bed 2 bath family home. The bright & welcoming main level includes a mudroom, kitchen, dining room, bedroom, 4-piece bath, spacious living room, family room and an office. Enjoy the electric fireplace for added warmth & ambiance. The feeling & reality of being "lakeside" is truly captured within this home. The 2nd level boasts a bathroom, a bedroom & a primary bedroom with 2 walk-in closets & a private deck of its own. With access points through either the living room or family room to a huge private deck makes for an incredible view from just about anywhere! The outdoor space is ideal for entraining friends & family, day or night. A heat pump has been installed to optimize the home's efficiency & add additional comfort for all four seasons. A generator hook up has been installed for peace of mind, and you will enjoy the detached garage for extra storage. The large lot offers a ton of opportunity; one being that the current zoning allows for an accessory backyard suite if desired. Who needs a cottage when you live here? Enjoy the tranquility of lakeside living with convenient



access to urban amenities. Offering a family friendly neighbourhood within a sought-after school district. Only mins to all schools, all amenities and less than 15 mins to the Halifax International Airport. Don't miss out on this fantastic opportunity, book your private viewing today!

Built in 1970

Essential Information

MLS® #	202421894
Price	\$699,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,022
Acres	0.60
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 14th, 2024

Community Information

Address	3609 Highway 2
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-D
City	Fletchers Lake
County	Halifax
Province	NS
Postal Code	B2T 1H7

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Detached, Single, Double, Gravel

# of Garages	1
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Fireplace(s), Furnace, Ductless, Hot Water
Cooling	Ductless
Fireplace	Yes
Fireplaces	Fireplace(s), Electric
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Holland Road Elementary School
Middle	Georges P Vanier Junior High School
High	Lockview High School

Additional Information

Zoning	R-1B
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Listing Details

Listing Office	Keller Williams Select Realty
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