

\$649,900 - 2358 St. Margarets Bay Road, Timberlea

MLS® #202422630

\$649,900

3 Bedroom, 2.00 Bathroom, 1,967 sqft

Residential on 0.54 Acres

40-A, Timberlea, NS

Your opportunity to live and work in one of HRM's most-sought after communities is finally here! Welcome to 2358 St. Margarets Bay Road, a lovingly maintained family home in Timberlea that has had the same owner since 1978! This house sits on a desirable residential/commercial half-acre double lot (C-2 zoning), which allows for a multitude of uses including offices, personal service shops, trade services like auto repair and so much more (please see documents)! If you're looking to expand your home-based business this is the place for you! This zoning allows for pretty much any business your heart desires. Set back from the road, you will note just how wide and accommodating the driveway is. Park next to the convenient basement-level walkout or around back where you will find multiple parking spaces, a lovely yard, a huge patio and a large single car garage. Step inside and find a classic mid-century layout with gorgeous wooden trim, an open concept living & dining area with stunning hardwood floors that is absolutely drenched in natural sunlight thanks to the large 10-year-old windows. A beautiful brick hearth in the living room brings dimension and warmth to the room (a woodstove can easily be installed to make it even more cozy!). The kitchen has been well-maintained & features ample counter & cupboard space, as well as all your kitchen appliances. Updates include 3 heat pumps, a new H2O tank and fresh paint throughout. A large primary bedroom, second



bedroom and a full 4 pc bath complete this floor. The lower level features a freshly finished massive rec room, an additional bedroom, a large laundry/storage room and a full 3pc bath. This floor can be easily converted into an inlaw suite, a rental unit or could be the perfect location for your home-based business! Located near The Links at Brunello, Rails to Trails bike path, The Bluff hiking trails, Highway 103 and just moments from Bayers Lake shopping district. Home is fully inspected. This property is a MUST-SEE!

Built in 1959

Essential Information

MLS® #	202422630
Price	\$649,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,967
Acres	0.54
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	November 20th, 2024

Community Information

Address	2358 St. Margarets Bay Road
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-A
City	Timberlea
County	Halifax
Province	NS
Postal Code	B3T 1J3

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Gravel, Multiple Driveways
# of Garages	1

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Ductless
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Partial Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Beechville Lakeside Timberlea Jr Elementary School
Middle	Ridgecliff Middle School
High	Bay View High School

Additional Information

Zoning	C-2
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Listing Details

Listing Office	Royal LePage Atlantic
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