

\$1,550,000 - 263 Sandy Run, Hammonds Plains

MLS® #202428242

\$1,550,000

4 Bedroom, 3.50 Bathroom, 3,456 sqft

Residential on 1.87 Acres

21-A, Hammonds Plains, NS

Searching for the perfect combination of luxury, comfort, and stunning views? Your dream home awaits at 263 Sandy Run! This newly built, move-in-ready home offers over 3,400 sq. ft. of exquisite lakefront living, blending modern design with thoughtful details that elevate every space. The main floor features an open-concept layout with a gourmet kitchen, complete with a large island, stainless steel appliances, and ample storage â€” perfect for preparing meals and entertaining guests. The spacious dining area flows seamlessly into the cozy living room, which boasts a propane fireplace, creating a warm and inviting atmosphere. A custom mudroom with built-in cubbies ensures your family stays organized, while a stylish powder room adds convenience. Upstairs, the expansive primary suite is a true retreat, offering a walk-in closet and a luxurious ensuite with dual vanities, a soaker tub, and a custom shower, providing a spa-like experience. Two additional well-sized bedrooms share a beautiful ensuite, making this home ideal for both family and guests. The lower level is made for entertaining, with a large recreation room and a stunning bar area thatâ€™s perfect for gatherings. A fourth bedroom, along with a full bathroom and walkout, provides added privacy and flexibility for your family or visitors. This home also includes a triple-car garage, a fully paved driveway, and is professionally decorated throughout. Equipped with a fully ducted heat



pump, you'll enjoy comfort all year long.
With all furnishings negotiable, this
Stonewater- built home is ready for you to
move in and make it your own. Don't miss
out on this rare opportunity to own a piece of
lakefront paradise. Schedule your showing
today and start living the lifestyle you deserve
at 263 Sandy Run!

Built in 2024

Essential Information

MLS® #	202428242
Price	\$1,550,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,456
Acres	1.87
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 14th, 2025

Community Information

Address	263 Sandy Run
Area	Halifax - Dartmouth
District	21-Kingswood, Haliburton Hills, Hammonds Pl.
Sub-District	21-A
City	Hammonds Plains
County	Halifax
Province	NS
Postal Code	B4B 1X9

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3

Parking	Attached, Triple, Paved
# of Garages	3
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Heat Pump
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	1 to 2.99 Acres, Landscaped
Roof	Fiberglass
Construction	Stone, Vinyl Siding, Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Hammonds Plains Consolidated Elementary School
Middle	Madeline Symonds Middle School
High	Charles P Allen High School

Additional Information

Zoning	R-1
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Listing Details

Listing Office	Keller Williams Select Realty
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