

\$1,099,000 - 36 Crofters Close, Fall River

MLS® #202502308

\$1,099,000

4 Bedroom, 4.50 Bathroom, 3,981 sqft

Residential on 1.35 Acres

30-B, Fall River, NS

Welcome to 36 Crofters Close, an exquisite custom-built family home nestled in the highly sought-after St. Andrews Village. Tucked away on a quiet cul-de-sac, this stunning 4-bedroom, 5-bathroom residence spans nearly 4,000 sq. ft. of thoughtfully designed living space, offering the perfect blend of elegance, comfort, and functionality. Step inside and be captivated by the high-end finishes and spacious layout, tailor-made for growing families. The upper level features three generously sized bedrooms, each with its own private ensuite—a rare and luxurious touch that ensures comfort and privacy for all. The main floor is designed for effortless entertaining and everyday living, boasting both a family room and a more formal living space. At the heart of the home is the chef-inspired kitchen, complete with quartz and butcher block countertops, a propane range, a walk-in pantry, and an oversized island—ideal for meal prep and gathering with loved ones. Off the kitchen, a covered sunroom leads to an expansive rear deck system, creating the ultimate indoor-outdoor living experience. For the hot tub enthusiasts, the rear deck has been fitted with a spacious Artic Spas, SwimSpa that will accommodate up to 12 and can be used 12 months of the year. The lower level continues to impress with a media room, a versatile office/den with walkout access to backyard, and a fourth bedroom with its own custom-designed ensuite—a perfect retreat for guests or extended family. Purchased in



December 2022. Recent improvements include: new shingles, water system, and fresh paint throughout in 2023. Additionally, a new Bosch heating and cooling system was installed in June of 2024. Nothing to do but move in and enjoy your new home!

Essential Information

MLS® #	202502308
Price	\$1,099,000
Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,981
Acres	1.35
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 22nd, 2025

Community Information

Address	36 Crofters Close
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-B
City	Fall River
County	Halifax
Province	NS
Postal Code	B2T 0H8

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Double, Paved
# of Garages	2

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Range, Dishwasher, Dryer, Washer, Refrigerator
Heating	Heat Pump
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Exterior Features	Balcony
Lot Description	1 to 2.99 Acres, Partial Landscaped, Level, Wooded
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Ash Lee Jefferson Elementary School
Middle	Georges P Vanier Junior High School
High	Lockview High School

Additional Information

Zoning	R1-b
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Listing Details

Listing Office	Coldwell Banker Maritime Realty
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Listing information last updated on October 23rd, 2025 at 12:32am ADT