

\$599,900 - 2 Ferris Drive, Dutch Settlement

MLS® #202502405

\$599,900

2 Bedroom, 1.50 Bathroom, 2,229 sqft

Residential on 2.46 Acres

105-B, Dutch Settlement, NS

Discover the perfect blend of country charm and modern convenience in this delightful bungalow, nestled on 2.5 acres in a fine quiet community in Dutch Settlement. Ideal for hobby farmers, the property boasts nearly 2 acres of fenced land, a spacious barn with ample storage and a picturesque 40' x 90' pond. Step inside to the main floor and find a large living room, a bright and welcoming dining area and a well-equipped kitchen with a pantry. The spacious primary bedroom offers the flexibility to create an additional bedroom or add an ensuite. It was formerly 2 bedrooms and is easy to switch back. The 2nd bedroom and full bath complete this level. The lower level provides even more versatility with a cozy rec room, 2 piece bath and an office/flex space with plenty of unfinished storage. No need to go outside to get to your car....the attached garage is a blessing in the cold winter months or on rainy days! You also have great flexibility with your heating options with the ductless heat pump and the combination wood/oil forced air furnace. Outside, enjoy morning coffee on the front deck or relax on the enclosed back decks, complete with a dog run for your furry friends. The property is also prepped for a hot tub and features a heated swimming pool—your own private retreat! It's also wired for a generator. Great location just 8 minutes from all amenities in Elmsdale with the airport only 16 minutes away. Centrally positioned 40 minutes from both Halifax and Truro, you're never far from amenities,



adventure, and recreation. Whether you're drawn to the thrill of Scotia Speedworld, the excitement of tidal rafting, or the tranquility of nearby beaches, this property offers something for everyone.

Built in 1997

Essential Information

MLS® #	202502405
Price	\$599,900
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,229
Acres	2.46
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	April 3rd, 2025

Community Information

Address	2 Ferris Drive
Area	Halifax - Dartmouth
District	105-East Hants/Colchester West
Sub-District	105-B
City	Dutch Settlement
County	Halifax
Province	NS
Postal Code	B2S 2C8

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Single, Wired, Double, Paved
# of Garages	1

Has Pool	Yes
Pool	Above Ground

Interior

Interior Features	Central Vacuum, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Forced Air, Furnace, Ductless
Cooling	Ductless
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Dutch Settlement Elementary School
Middle	Musquodoboit Rural High School
High	Musquodoboit Rural High School

Additional Information

Days on Market	234
Zoning	VIL

Listing Details

Listing Office	Royal LePage Atlantic (Enfield)
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