

\$759,900 - 40 Kata Court, Hammonds Plains

MLS® #202503941

\$759,900

4 Bedroom, 3.00 Bathroom, 2,211 sqft

Residential on 1.63 Acres

21-A, Hammonds Plains, NS

Prepare to discover an array of exceptional features! This newly constructed four-bedroom, three-bathroom split-entry home is ready to welcome a new family. Nestled in the Highland Park neighborhood, it benefits from proximity to excellent schools, scenic nature spots and beaches, and convenient access to the 103 Highway and the St. Margaret's Bay Centre, the home of TASA Hockey. This lakeview property is situated on a tranquil cul-de-sac, making it ideal for families and pets alike. Upon entering, you will be greeted by an abundance of natural light streaming through the large windows. The open-concept kitchen, living, and dining area features exquisite quartz countertops, a pot filler, and thoughtfully designed under and over-counter lighting. Equipped with ceiling speakers and an extra-large island, this space is perfect for both daily living and entertaining. The kitchen includes a gas stove, an electric fireplace, and a spacious patio door that provides access to the deck and steps leading to the backyard. The main level comprises three well-appointed bedrooms and two modern bathrooms, each showcasing tiled showers. The luxury vinyl tile and porcelain tile flooring throughout the home ensure both ease of cleaning and low maintenance, enhancing the overall functionality and elegance of the space. Descend the illuminated staircase to discover an additional bedroom, a recreation room, a full bathroom, and a laundry/mudroom equipped with a



convenient dog wash station, along with access to both the backyard and the garage. You will appreciate the benefits of the ducted propane heat pump, tankless water heater, and propane dryer, as well as the in-floor heating in both the lower level and attached garage, ensuring a comfortable environment for parking vehicles during the winter months. This flat lot also features a double detached garage, offering ample space for additional storage and hobbies. Equipped with Generlink for peace of mind. Truly something for everyone!

Essential Information

MLS® #	202503941
Price	\$759,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,211
Acres	1.63
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 15th, 2025

Community Information

Address	40 Kata Court
Area	Halifax - Dartmouth
District	21-Kingswood, Haliburton Hills, Hammonds Pl.
Sub-District	21-A
City	Hammonds Plains
County	Halifax
Province	NS
Postal Code	B3Z 1N8

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone
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	Connected
Parking Spaces	4
Parking	Attached, Detached, Double, Heated Garage, Wired, Gravel, Paved
# of Garages	2
View	Lake

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove - Gas, Dishwasher, Dryer - Gas, Washer, Refrigerator
Heating	Fireplace(s), Heat Pump, In Floor
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Electric
Stories	Split Entry
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Partial Landscaped
Roof	Asphalt
Construction	Stone, Vinyl 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	MU-1
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Listing Details

Listing Office	Viewpoint Realty Services Inc.
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Listing information last updated on November 5th, 2025 at 10:32am AST