

# \$785,000 - 31 Pheasant Run, Bible Hill

---

MLS® #202504492

**\$785,000**

4 Bedroom, 3.00 Bathroom, 3,736 sqft

Residential on 0.38 Acres

N/A, Bible Hill, NS

Welcome to 31 Pheasant Run, A stunning residence nestled in the sought after Osprey Ridge Subdivision in Bible Hill. This 4 bedroom, 3 bath home offers over 3,700 sq ft of luxurious living space designed for both comfort and style. Upon entry to the airy open concept layout flooded by natural light and gleaming hardwood floors, you will notice the exceptional attention to every detail down to the use of premium Hunter Douglas window treatments throughout. The bright and spacious eat-in kitchen with island and beautiful quartz countertops has abundant space and style. The master suite with walk-in closet and lavish 5-piece bath is truly a retreat at home! The main floor boasts a laundry room and office off entry. Every room is generously sized, ensuring plenty of space for family and guests and movie nights become more special with the dedicated media room. This home is built to last with Cape Cod siding, Kohler Supreme windows, paved driveway, stone walkways and a newly shingled (2023) roof. Efficiency and comfort combine with the in-floor heating throughout and heat pumps. The two car, in-floor heated garage with epoxy flooring provides extra storage areas. The backyard is a private fenced oasis! The fully professionally landscaped property boasts a sprinkler system that guarantees easy maintenance allowing you to put your feet up and relax on the grande covered composite deck, soak in the hot tub or have a nap in the cozy "She Shed". For practical purposes



the property offers an additional shed for utilities and storage. Schedule your private tour today to experience for yourself the impeccable finishes and prime location this one-of-a kind home is offering.

Built in 2005

**Essential Information**

MLS® #	202504492
Price	\$785,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,736
Acres	0.38
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 10th, 2025

**Community Information**

Address	31 Pheasant Run
Area	Northern Region
District	104-Truro/Bible Hill/Stewiacke
Sub-District	N/A
City	Bible Hill
County	Colchester
Province	NS
Postal Code	B2N 7B3

**Amenities**

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

**Interior**

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Fireplace(s), Ductless, Hot Water, In Floor
Fireplace	Yes
Fireplaces	Fireplace(s)
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

## Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

## School Information

Elementary	Bible Hill Central Elementary School
Middle	Redcliff Middle School
High	Cobequid Educational Centre

## Additional Information

Zoning	Residentia
--------	------------

## Listing Details

Listing Office	Viewpoint Realty Services Inc.
----------------	--------------------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 14th, 2025 at 6:02pm ADT