

# \$574,900 - 4 Narrowleaf Grove, Dartmouth

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MLS® #202507579

**\$574,900**

2 Bedroom, 3.00 Bathroom, 2,627 sqft

Residential on 1.83 Acres

17-E, Dartmouth, NS

Different from the rest - this gorgeous Craftsman-inspired condo townhome features an amazing open-concept main floor layout, stunning custom Kitchen, a unique library office on the main floor, soaring vaulted ceilings and all the natural sunlight you could want, all tucked into Dartmouth's premiere executive neighborhood in Portland Hills, walkable to rapid transit, parks, lakes and shopping. Inside, the foyer leads you to the Great Room, which includes the large Living Room area and formal Dining space (both great for larger furniture) and into the luxurious hand-built kitchen with huge Quartz island and ideal for the serious cook. The main floor also includes the spacious Primary suite (full ensuite bath and walk-in closet!) , laundry and a second full bath for guests. Don't miss the incredible library on your way to check out the finished lower level, which has a huge 2nd BR, another full bath, a sunny Rec Rm that walks out to the lower patio, and a fantastic gym room plus huge storage. With heat pumps, garage, and exterior maintenance plus snow removal and landscaping included in fees, there is nothing to do here but live very well. Check out the 3D tour, watch the videos and come for your own private look!



Built in 2003

## Essential Information

MLS® #

202507579

|                |                 |
|----------------|-----------------|
| Price          | \$574,900       |
| Bedrooms       | 2               |
| Bathrooms      | 3.00            |
| Full Baths     | 3               |
| Square Footage | 2,627           |
| Acres          | 1.83            |
| Year Built     | 2003            |
| Type           | Residential     |
| Sub-Type       | Condominium     |
| Style          | Bungalow        |
| Status         | Closed          |
| Date Sold      | June 30th, 2025 |

### Community Information

|              |                                          |
|--------------|------------------------------------------|
| Address      | 4 Narrowleaf Grove                       |
| Area         | Halifax - Dartmouth                      |
| District     | 17-Woodlawn, Portland Estates, Nantucket |
| Sub-District | 17-E                                     |
| City         | Dartmouth                                |
| County       | Halifax                                  |
| Province     | NS                                       |
| Postal Code  | B2W 6P5                                  |

### Amenities

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

### Interior

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | High Speed Internet             |
| Appliances        | Stove, Dishwasher, Refrigerator |
| Heating           | Baseboard, Heat Pump            |
| Has Basement      | Yes                             |
| Basement          | Full, Finished                  |

### Exterior

|                 |                             |
|-----------------|-----------------------------|
| Lot Description | Under 0.5 Acres, Landscaped |
| Roof            | Asphalt                     |

|              |                     |
|--------------|---------------------|
| Construction | Brick, Vinyl Siding |
| Foundation   | Concrete Perimeter  |

**School Information**

|            |                                    |
|------------|------------------------------------|
| Elementary | Portland Estates Elementary School |
| Middle     | Ellenvale Junior High School       |
| High       | Woodlawn High                      |

**Additional Information**

|                |         |
|----------------|---------|
| Zoning         | CDD     |
| HOA Fees       | 488     |
| HOA Fees Freq. | Monthly |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Nova (Halifax) |
|----------------|-----------------------|

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