

# \$619,900 - 31 Halewood Drive, Falmouth

---

MLS® #202507884

**\$619,900**

5 Bedroom, 3.50 Bathroom, 3,188 sqft

Residential on 0.22 Acres

V1, Falmouth, NS

Welcome to this stunning two-story executive family home, perfectly situated just 40 minutes from the city. This residence offers the best of both worlds: peaceful suburban living with easy access to the city. Whether you're an executive looking for a convenient escape or a family seeking comfort and space, this home is designed to meet your needs. With its versatile layout, it's also ideal for multigenerational living, providing everyone with their own space while still maintaining a strong sense of togetherness. From the moment you approach the charming front porch, you'll feel right at home. Step into the entryway, where you immediately appreciate the openness and size of this home. The main floor features large living and dining rooms, a kitchen perfect for meal prep and entertaining, and a wonderful family room for relaxation. A convenient powder room completes this level, ensuring everything you need is right at your fingertips. Upstairs, the oversized primary suite offers a private retreat, complete with a designer walk-in closet and a luxurious ensuite bathroom. Three additional spacious bedrooms and a well-appointed bath provide plenty of room for family or guests, while a centrally located laundry room adds a touch of convenience. Descend to the basement, where you'll feel like you're stepping into your very own movie theater! This enormous space is perfect for creating the ultimate home theater, plus office and more. For added privacy, the basement also includes a guest



bedroom with its own separate entrance – an incredible feature for visitors or extended family. This home offers an unmatched combination of style, functionality, and comfort, with all the space and modern features you could ever want. With a new roof in 2024 and a new Heat Pump ducted furnace/ac in 2021, don’t miss the chance to make this exceptional property your own!

Built in 2008

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202507884               |
| Price          | \$619,900               |
| Bedrooms       | 5                       |
| Bathrooms      | 3.50                    |
| Full Baths     | 3                       |
| Half Baths     | 1                       |
| Square Footage | 3,188                   |
| Acres          | 0.22                    |
| Year Built     | 2008                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | August 6th, 2025        |

**Community Information**

|              |                   |
|--------------|-------------------|
| Address      | 31 Halewood Drive |
| Area         | Annapolis Valley  |
| District     | Hants County      |
| Sub-District | V1                |
| City         | Falmouth          |
| County       | Hants             |
| Province     | NS                |
| Postal Code  | B0P 1P0           |

**Amenities**

|           |                                                                  |
|-----------|------------------------------------------------------------------|
| Utilities | Electric, Propane, Cable Connected, Electricity Connected, Phone |
|-----------|------------------------------------------------------------------|

|                |                                               |
|----------------|-----------------------------------------------|
|                | Connected                                     |
| Parking Spaces | 4                                             |
| Parking        | Attached, Double, Heated Garage, Wired, Paved |
| # of Garages   | 2                                             |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Ensuite Bath, High Speed Internet                                  |
| Appliances        | Central Vacuum, Stove, Dishwasher, Dryer, Range Hood, Refrigerator, Water Softener |
| Heating           | Baseboard, Fireplace(s), Forced Air, Furnace, Heat Pump                            |
| Cooling           | Ducted Cooling                                                                     |
| Fireplace         | Yes                                                                                |
| Fireplaces        | Propane                                                                            |
| # of Stories      | 2                                                                                  |
| Stories           | Two                                                                                |
| Has Basement      | Yes                                                                                |
| Basement          | Full, Partially Finished, Walk-Out Access                                          |

### Exterior

|                 |                                      |
|-----------------|--------------------------------------|
| Lot Description | Under 0.5 Acres, Cleared, Landscaped |
| Roof            | Asphalt                              |
| Construction    | Stone, Vinyl Siding                  |
| Foundation      | Concrete Perimeter                   |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Falmouth District School |
| Middle     | West Hants Middle School |
| High       | Avon View High School    |

### Additional Information

|        |    |
|--------|----|
| Zoning | R1 |
|--------|----|

### Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Atlantic (New Minas) |
|----------------|-----------------------------------|

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 23rd, 2025 at 12:32am ADT