

# \$899,900 - 272 Southampton Drive, Cole Harbour

MLS® #202508313

**\$899,900**

4 Bedroom, 3.50 Bathroom, 3,637 sqft

Residential on 0.14 Acres

16-C, Cole Harbour, NS

Spacious Family Home in Colby Village â€“ Lake Views & Modern Comforts This beautifully maintained 3,600+ sq ft home in the desirable Colby Village Subdivision perfectly balances family-friendly living with upscale finishes. Just steps from excellent elementary and junior high schools, the location offers convenience without sacrificing tranquility. The open-concept main floor impresses with a grand foyer, formal dining room, and sunlit living room. The chef-ready kitchen connects to a bright breakfast nook and large cozy family room with picturesque Morris Lake views, while the entire home features in-floor radiant heatâ€”supplemented by three ductless heat pumps for optimal temperature control. Upstairs, a spacious landing leads to four generous bedrooms, including a luxurious primary suite with a walk-in closet and spa-like 5-piece bath. Three additional bedrooms share a well-sized 4-piece bathroom. The walkout lower level is a versatile haven, featuring a huge rec room, two dens, and a 3-piece bathâ€”ideal for guests, teens, or potential rental income (nearly 1,200 sq ft of convertible space). Outside, relax on the newer front and rear decks (2020) while admiring lake vistas, and park with ease in the oversized 517 sq ft garage. The durable Elements metal roof sheathing (2020) ensures long-lasting protection and above standard beauty. Move-in ready and packed with potential, this home is a rare blend of space, style, and location.



Built in 2005

## Essential Information

MLS® #	202508313
Price	\$899,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,637
Acres	0.14
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 17th, 2025

## Community Information

Address	272 Southampton Drive
Area	Halifax - Dartmouth
District	16-Colby Area
Sub-District	16-C
City	Cole Harbour
County	Halifax
Province	NS
Postal Code	B2V 2V9

## Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	Garage, Paved

## Interior

Interior Features	Ensuite Bath, High Speed Internet
Heating	Ductless, In Floor, Radiant
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

## Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Caldwell Road Elementary School
Middle	Astral Drive Junior High School
High	Auburn Drive High School

### **Additional Information**

Zoning	R-1
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### **Listing Details**

Listing Office	Viewpoint Realty Services Inc.
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