

# \$699,900 - 12 Sinclair Street, Dartmouth

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MLS® #202517125

**\$699,900**

3 Bedroom, 2.00 Bathroom, 1,456 sqft

Residential on 0.10 Acres

12-B, Dartmouth, NS

Welcome to 12 Sinclair, a charming two-storey home tucked away on a quiet street in one of Downtown Dartmouth's most desirable neighbourhoods. A short walk to the shops and restaurants of the downtown core, it's also within the coveted Hawthorn school district – an ideal family-friendly location. Those using public transit will appreciate having the option to walk to the ferry and bus terminal, those who commute by car will benefit from easy access to the Circ (Hwy 111). Lake Banook, just around the corner, is a true community gem – home to world-class paddling clubs, summer camps, swimming spots, and year-round outdoor recreation for all ages. Inside, a spacious front porch welcomes you – perfect for summer lounging and stowing coats and gear. The main floor features a bright, open-concept kitchen and dining area, ideal for entertaining. A not-so-common main-level 3-piece bath (with laundry) is a huge bonus for busy households. Upstairs you'll find three bedrooms and a main bath with both a stand-up shower and freestanding tub. The backyard offers a private retreat, shaded by mature trees – a peaceful spot to relax or play. Blending classic character with thoughtful upgrades, this energy efficient home has been fully insulated, features heat pumps on every level, a new electric boiler, and solar panels to keep operating costs low. You'll also appreciate the updated kitchen with new appliances, 200-amp electrical service, large deck and



spacious single car garage. With the heavy lifting done, all thatâ€™s left is to move in and enjoy.

Built in 1923

**Essential Information**

MLS® #	202517125
Price	\$699,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,456
Acres	0.10
Year Built	1923
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 14th, 2025

**Community Information**

Address	12 Sinclair Street
Area	Halifax - Dartmouth
District	12-Southdale, Manor Park
Sub-District	12-B
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2Y 1R8

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Wired, Paved
# of Garages	1

**Interior**

Interior Features	High Speed Internet
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Appliances	Electric Range, Dishwasher, Dryer, Washer, Refrigerator
Heating	Ductless, Radiator
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Unfinished

## Exterior

Lot Description	Under 0.5 Acres, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

## School Information

Elementary	Hawthorn Elementary School
Middle	Bicentennial School
High	Dartmouth High School

## Additional Information

Zoning	ER-3
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## Listing Details

Listing Office	RE/MAX Nova (Halifax)
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