



## Mariana Cowan

ABR, SRES, ePro

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**\$466,800** | **under 1/2 acre** | Residence  
Cole Harbour, NS

Beautiful family home situated on a quiet court in the highly desirable Colby South community which borders on pristine Bissett Lake . UPDATE! Sellers adding new gleaming hardwood to entire 2nd floor and staircase! This 5 bedroom + 3.5 baths home features a wonderful floorplan for the growing or extended family and enjoys a private and fully- fenced secure backyard. The main level consists of a sunken living room with a propane fireplace and a formal dining room/ or possible den; A chefs dream kitchen with Kitchen Aid appliances, granite counters, large island with prep sink, walk-in pantry, dining nook area, access to the deck and a bright and spacious family room. Conveniently located on this level is a 2pc bath and laundry room. Ascending to the upper level you will find 3 bright and spacious bedrooms, large main 3 pc bath, linen closets with laundry chute, plus a large master suite with a spa- like ensuite and a large walk-in closet. The lower level is nicely appointed with a media room, 5th bedroom, full bathroom ,workshop with lots of storage , and a walkout to the level backyard. Perfect for the active family, enjoy all manner of culture, recreation and sports at Cole Harbour Place recreation centre and public library, along of the best multi use trail systems in the Halifax Regional Municipality, and nearby Conrads and Lawrencetown provincial beaches. Metro Halifax is within 20-30 minutes by car, city bus or the famous Halifax Harbour Ferries. Book your viewing today!

## Listing Details

<b>Property Id #:</b>	9192-CM
<b>Price:</b>	\$466,800
<b>Property Type:</b>	Residence
<b>Land Size:</b>	under 1/2 acre
<b>Province:</b>	Nova Scotia
<b>Water Body Name:</b>	Bissett Lake
<b>Waterfront:</b>	No Unknown
<b>Postal Code:</b>	B2V 2W3

## Residence Remarks

### Primary Residence:

Bedrooms: 4 Bathrooms: 4 Appliances Included: Central Vacuum, Oven - Electric, Dishwasher, Dryer - Electric, Washer, Microwave Range Hood Combo, Refrigerator  
Flooring: Ceramic Tile, Hardwood, Laminate Features: Level Foundation Type: Concrete Style: Detached Total Finished Area: 3643 sqft Rental Equipment: Propane Tank Structures: Shed Utility Sewer: Municipal sewage system Water: Municipal water Exterior Finish: Brick, Vinyl Community Features: School Bus Amenities  
Nearby: Playground, Public Transit - Rooms - -Main level- Living room 16.9 x 12.1 Dining room 11.9 x 9.9 Kitchen 17.6 x 16.6 Family room 11.7 x 16.3 Laundry room 7 x 10.9 Bath (# pieces 1-6) 2 PC -Second level- Master bedroom 19.7 x 12.1 Ensuite (# pieces 2-6) 4 PC (12 x 12.5) Bedroom 12.3 x 12.8 Bedroom 12.1 x 12.7 Bedroom 12.2 x 10 Bath (# pieces 1-6) 4 PC Basement Bedroom 11.5 x 13.1 Bath (# pieces 1-6) 3 PC Mud room 9.2 x 8.7 Recreational, Games room 20 x 15.3 Other Pantry ( 9.8 x 4.7) Workshop 13 x 11.7

## Property & Land Remarks

**Directions:** Caldwell Rd to Astral Drive to Lakeridge to Rockhaven  
Crt.

**Property Legal Description:** Property Type: Single Family Building Type: House  
Storeys: 2 Community Name: Cole Harbour Title:  
Freehold Land Size: under 1/2 acre Built in: 1999  
Parking Type: Garage, Attached garage

**Land Size:** under 1/2 acre

## How to View

**How to View:** Contact Mariana Cowan at 902-830-6887

## Property Photos

Listing #9192-CM

1070 x 605

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