

# \$599,900 - 617 Highway 277, Dutch Settlement

MLS® #202519077

**\$599,900**

3 Bedroom, 2.00 Bathroom, 2,467 sqft

Single Family on 3.00 Acres

Dutch Settlement, Dutch Settlement, Nova Scotia

Welcome to an exceptional 4-level side-split home, perfectly positioned on a private, south-facing 3-acre lot with direct river frontage on the stunning Shubenacadie River. Located in the tranquil community of Dutch Settlement (HRM), just minutes from Enfield, Elmsdale, Lantz, and a short drive to Halifax Stanfield Airport (YHZ), this home offers the best of peaceful rural living with city convenience. The open-concept main floor is bathed in morning light, showcasing solid maple hardwood floors, a chef's dream kitchen with quartz countertops, custom cabinetry, stainless steel appliances, and abundant counter and storage space. Oversized windows and double French patio doors seamlessly connect indoor living to the expansive deck and screened gazebo perfect for enjoying the breathtaking yard and surrounding nature. Upstairs, you'll find three generously sized bedrooms, including a primary suite with his-and-hers walk-in closets. The luxurious spa-style bathroom invites relaxation after a long day. The lower levels feature a spacious, sun-filled rec room, a newly renovated laundry room with ample storage, and a large bonus room with its own bathroom and exterior entrance ideal for a home office, studio, or business. Additional highlights include a custom red cedar infrared sauna and a fully equipped fitness room. Enjoy year-round comfort and peace of mind with amenities like a water filtration system,



GenerLink generator hookup, central vacuum, and a brand-new septic field. The beautifully landscaped yard is filled with perennial gardens, mature trees, and open green space perfect for a future pool, pickleball court, or skating rink. Zoned VIL, the property allows for institutional and commercial uses under HRM guidelines, offering endless potential. With plenty of parking, a storage shed for tools and toys, and numerous inclusions, this move-in-ready home is a rare and versatile opportunity. (id:6289)

Built in 1988

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | 202519077     |
| Price          | \$599,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Square Footage | 2,467         |
| Acres          | 3.00          |
| Year Built     | 1988          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 617 Highway 277  |
| Subdivision | Dutch Settlement |
| City        | Dutch Settlement |
| Province    | Nova Scotia      |
| Postal Code | B2S2C7           |

**Amenities**

|               |                                                                  |
|---------------|------------------------------------------------------------------|
| Amenities     | Golf Course, Park, Playground, Shopping, Place of Worship, Beach |
| Features      | Gazebo, Sump Pump                                                |
| Parking       | Gravel, Parking Space(s)                                         |
| Is Waterfront | Yes                                                              |
| Waterfront    | Waterfront on river                                              |

**Interior**

|              |                                                                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Central Vacuum, Cooktop - Electric, Oven, Dishwasher, Dryer, Washer, Freezer, Microwave, Refrigerator, Wine Fridge, Water purifier, Water softener |
| # of Stories | 2                                                                                                                                                  |
| Has Basement | Yes                                                                                                                                                |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior          | Brick, Vinyl    |
| Exterior Features | Landscaped      |
| Foundation        | Poured Concrete |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency Real Estate Brokerage |
|----------------|----------------------------------|



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