

# \$649,900 - Lot 27b 31 Berm Street, Herring Cove

MLS® #202520934

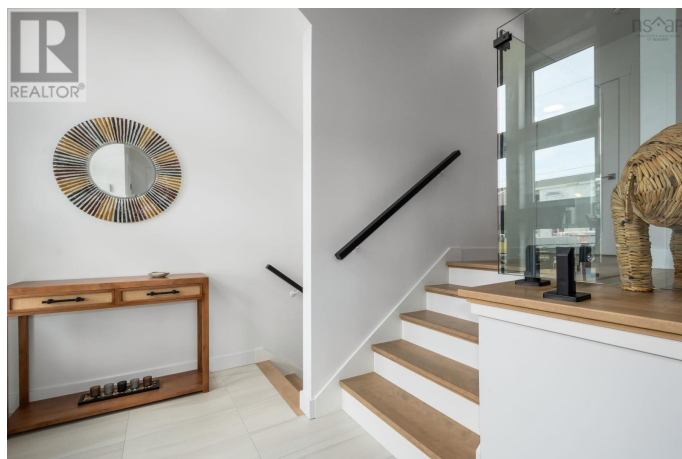
**\$649,900**

4 Bedroom, 4.00 Bathroom, 2,400 sqft

Single Family on 0.06 Acres

Herring Cove, Herring Cove, Nova Scotia

Nearing completion - Fantastic new semi with a legal secondary suite in the basement to support the mortgage! With two electric meters, laundry in both suites, & a 17' wide driveway, this lovely large, super bright, brand new semi-detached home is 2400 sqft and has lots of character. Enter the private feeling side entrance to a dropped foyer with designer ceramic tile flooring and a glass rail from the main floor above creating a wonderful first impression. An absolutely beautiful main floor features a spacious Great Room with the open kitchen featuring white gloss cabinets with wood accent details & quartz countertops, a massive fixed kitchen window bringing in so much light, a walk in pantry and island to gather around making this a chef's & entertainer's dream. Access to a nice deck to take the living space outside, the convenience of a discrete powder room, and comfort of a ductless heat pump complete this level. Up the solid hardwood stairs you'll find a large primary retreat with walk in closet & an ensuite featuring a double vanity & shower. Two additional nice sized bedrooms up, upper floor laundry, & a 4 pc main bath. All hardsurface countertops in bathrooms. The basement offers a legal secondary suite with separate HRV, soundproofing, separate entrance from the back, great kitchen with peninsula, nice living area, good sized bedroom full bath & its' own separate laundry all on a separate power meter. This home is carpet free with quality ceramic & laminate floors throughout. Located



in the fabulous new Birchdale subdivision on the edge of Halifax/Herring Cove near the supervised beach at Long Pond & within 20 minutes to downtown Halifax. Come visit the furnished model home! Tremendous value in these Provident homes. Additional lots & layouts to choose from. Please note, photos and virtual tour are of model home in same layout. (id:6289)

**Essential Information**

Listing #	202520934
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,400
Acres	0.06
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	Lot 27b 31 Berm Street
Subdivision	Herring Cove
City	Herring Cove
Province	Nova Scotia
Postal Code	B3R0H2

**Amenities**

Amenities	Park, Public Transit
Parking	Paved Yard

**Interior**

Cooling	Heat Pump
# of Stories	2
Has Basement	Yes
Basement	Walk out

**Exterior**

Exterior	Vinyl
Exterior Features	Partially landscaped
Foundation	Poured Concrete

## **Listing Details**

Listing Office PLUMB LINE REALTY INC. - 12234



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