



DUCKWORTH
REAL ESTATE

New Elegant Home In Private Enclave



C \$324,000; US +/- \$247,000; € +/- 215,000

Around the corner from Chester Basin's front harbour, through a tree lined road, in a private enclave of homes, sits this new elegant property. You might as well have the ocean in your backyard, with the twenty-four foot wide above ground pool. An all-encompassing deck surrounds the pool, for entertaining and lounging. While entering into the living room, with soaring cathedral ceilings, one can start to appreciate the 2171 square feet area. On the second floor, three large bedrooms with generous closet space, are split by an interior balcony. In consideration of an aging population, the main floor design consists of the master bedroom and en suite bathroom with jet tub, as well as laundry. The owner has lots of space for extras, with a full basement footprint, a double door walkout, and attached two car garage, as well as a variety of functional outbuildings. The one and a quarter acre lot is open to the wooded boundary, providing natural, peaceful scenery. The property is a short stroll to the Seaside Shanty Restaurant where foodies congregate, and minutes to the public wharf. Chester Basin has a Pharmacy, Post Office, and a full service marina is nearby. A local children's playground is within close proximity as well.

Reference Number: P-0352

Address: 25 Eldridge Road, Chester Basin, Nova Scotia

MLS: 201821028

PID: 60494937

Directions: From Halifax, take Highway 103 to exit 9. Make a left and take Highway 12 to Corn Hill Drive.

Make a left & link onto Highway 3. Make a right on Clayton Eisnor Rd. and then a right on Eldridge, follow to the end.

Home Square Footage: 2,203 sq. ft.

Lot size: 1.25 acres

Bedrooms: 3 bedrooms

Bathrooms: 2 full bath

Room Sizes: MAIN LEVE: Bath 1: 13 X 13.5; Master Bedroom: 14 X 13; Storage: 6.75 X 5.5; Den: 13.5 X 8.3; Dining Room: 10.1 X 10.3; Kitchen: 13.2 X 10.5; Laundry: 10.3X5.25; Living Room: 19.1 X 17.3; SECOND LEVEL: Bath 2: 6.1 X 8; Bedroom: 17.75 X 13.1; Bedroom: 17.2 X 10.5; Media Room: 12.7 X 11.8; Other: 19.5 X 6.25. BASEMENT: Utility: 43 X 36.3.

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www.duckworthrealestate.com

