



Front of house and shed

Price \$297,500
Status ACTIVE
Conditions
Escape Clause

MLS # [201601560](#)
PID # 40730236
PID #2
AAN#

Address 46 Virginia Drive
Community Hammonds Plains NS B4B 1S5
Type Single Family
Style Detached **Bldg Style** Split Entry

Lot Size 68950 sf / **Acres** 1.58
Square Footage (MLA) 1,020
Total Fin SqFt (TLA) 1,870
Building Dimensions 25.5 x 40
Road Public
Legal Desc Great house in Kingswood Subdivision
Title to Land Freehold
Int. Photo Allowed Yes

District 21-Kingswood, Haliburton Hills,
Sub-District 21-A
Zoning R1 **Occupancy** Owner
Elementary Kingswood Elementary School
Middle/Jr Madeline Symonds Middle School
High Charles P. Allen High School
Fr Imm Elem [Kingswood Elementary \(Early\)](#)
Fr Imm Mid Madeline Symonds Middle School
Fr Imm High [Charles P. Allen High \(Late\)](#)
Other

List Date 2/1/2016
Acceptance Date
Firm Date
Closing Date
Possession Negotiable
Selling Price

Instructions to Members

Showing Instructions Call or text Judy Hines at 902-489-4663

Directions to Property Kingswood Subdivision - Hammonds Plains Road to St George Blvd to Virginia

Inclusions fridge, stove, dishwasher, washer, dryer, 2 heat pumps, woodstove, shed, all window coverings and hardware, outdoor play set.
Exclusions
Property Size 1 to 2.99 Acres
Land Features Landscaped, Wooded/Treed
Appliances Incl. Range - Electric, Dishwasher, Dryer - Electric, Washer, Refrigerator

Heat/Cool Baseboard, Heat Pump -Ductless
Fuel Type Electric
Water Drilled Well
Sewage Septic
Utilities Cable, Electricity, High Speed Internet, Telephone
Rental Equip. None
Community Features Golf Course, Park, Playground, Public Transit, Recreation Center, School Bus Service, Shopping

Exterior Vinyl
Garage None
Driveway/Pkg Double, Gravel
Basement Full, Fully Developed, Walkout
Foundation Concrete
Features Deck, HRV (Heat Rcvry Ventln), Wood Stove(s)
Roof Asphalt Shingle
Flooring Carpet, Ceramic, Hardwood, Laminate
Docs on File

Property Overview Welcome to a wonderful updated home on a quiet low traffic court in popular Kingswood subdivision. Great layout including dream mud entrance for kids. Many upgrades including kitchen cabinets professionally painted/new basement entrance door/interior painting(2015), roof shingles(2014), 2 heat pumps((2013/15), new shed/concrete front steps and walkway(2010), deck and woodstove(2009) and more. Carpet free except for stairs. Low cost heating and air conditioning from heat pumps and woodstove (\$2700 yr for everything). Vinyl windows. 5 appliances, window coverings and play set included. Beautifully landscaped 1.6 acre lot with private treed backyard. Kingswood Elementary School, parks , grocery, drug store and more amenities in subdivision. Easy commute to Halifax. Best value in Kingswood!!!

AG Bedrm 3 **BG Bdrm** 0 **# Bdrm** 3
F Baths 2 **H Baths** 0 **T Baths** 2
Master On Main Floor? Yes
Building Age 20 **Yr Built** 1996
HST Exempt from HST

Sign Yes
Lockbox Yes **PCDS** Yes
Migrated Yes
CSA/ABS **Serial #**
Rental Income No

Garage No
Details
Waterfront No **Water Frontage**
Water Meas/Units /
Water Access/View

Floor	Room	Size	Floor	Room	Size	Floor	Room	Size
Main Floor	Living Room	13.4 x 12.4	Lower Level	Family Room	18.6 x 11.10			
Main Floor	Eat In Kitchen	16.11 x 10.4	Lower Level	Den/Office	14.8 x 9.8			
Main Floor	Dining Nook	In kitchen	Lower Level	Bath 2	3pc- shower			
Main Floor	Master Bedroom	15.6 x 10.4	Lower Level	Mud Room	11.9 x 10.2			
Main Floor	Bedroom	9.10 x 8.3	Lower Level	Utility	12.2x10.1(unfin)			
Main Floor	Bedroom	8.9 x 8.3	Lower Level	Laundry	In utility rm			
Main Floor	Bath 1	4pc						

Betterment Charges
Monthly Condo Fee 0 **Condo Corp #** 0 **Association Fees** \$0 **Mobile/Leased Land Fees**

Seller 1 Name Jacqueline Currie -Gates **Seller 2 Name** Murray Gates
Co-Op Bkr Comp 2.5

List Office 1 [ROYAL LEPAGE ANCHOR REALTY - A628 - OFFC: +1 902-457-1569](#) **List Member 1** [SANDY HINES - Page: 902-877-4668](#)
List Office 2 [ROYAL LEPAGE ANCHOR REALTY - A628 - OFFC: +1 902-457-1569](#) **List Member 2** [JUDY HINES - Main: 902-489-4663](#)
List Office 3 **List Member 3**
Selling Office **Selling Member**