

NOVA SCOTIA PROPERTY FINDERS

Serving Buyers

Identifying Nova Scotia's best properties...Negotiating the best deals

Halifax Pride

To my eye this is the finest property on the market today in Peninsula Halifax. The situation...on the Northwest Arm, directly across from the Dingle Tower...could not be more perfect. The waterfront amenities and docking facilities are outstanding for anyone interested in a marine-focused lifestyle. The terraced landscaping down to the water is not only aesthetically delightful; it is awesome from an engineering point of view. The exterior design of the home projects traditional propriety, and every inch of the interior reflects a careful marriage of modern functionality and timeless good taste. This is a home/property that oozes with *PRIDE!*



Price: \$2,890,000	MLS® #: 00078758
Status: Active	
Legal Descr.:	
Address: 1096 RIDGEWOOD DR	
City: HALIFAX, B3H 3Y4	
Side of Road:	District: HD 2
Lot Size: 21,000 SQ. FT.	Sub-Dist:
Shore Frontage:	Zoning: R-1
Sq. Footage (MLA): 4,057	Sec. School:
Total Fin SqFt.(TLA): 5,025	Elem Schl:
Building Dimensions: 55.6 X 43.6 + BAYS	
Possession: NEGOTIABLE	

Overview An exceptional home and property on Halifax's North West Arm. Extensively landscaped grounds with approachable deep water anchorage on your own pre-confederation water lot. But for a portion of the foundation, the home is 12 years old - a new home with a character home style and feel. The home is top quality throughout. The rooms are all generously sized and functional, from the formal living and dining to the family room and the impressive kitchen overlooking the rear gardens and the Arm. The upper level has a spacious master with his & hers ensuites and walk-in closets. Two other bedrooms share a bath (Jack & Jill) and the fourth bedroom is used as a home office. The lower level is a walk-out nanny/ in-law suite and is very pleasant.

Directions Beaufort over rail bridge, left on Ridgewood.

Type: Single Family	Heating: Electric, Oil, Baseboard, Radiant	Exterior: Shingles, Wood
Style: 2 Storey, Detached	Garage Type: None	Driveway: Paved
Title to Land: Freehold	Water: Municipal	Foundation: Concrete, Partially Developed, Walkout

Property Size: Under 0.5 Acres	Sewer: Municipal	Features: Deck/Patio, Inlaw Suite, Air Exchanger, Alarm System, Whirlpool Tub, Fireplace(s), Ensuite
Land Features: Landscaped, Sloping/Terraced, Waterfront	Services: Electricity, Telephone, Bus Service, Cable	Roof: Asphalt Shingle
Access/View: Water Frontage, Access: Ocean Front	Rental Equipm.: None	Flooring: Carpet, Hardwood, Ceramic/Marble

Inclusions

Exclusions


Bedrooms: 4+2	Sign: Yes	HST: NO	Garage: No	Gar.Details: N/A
Bathrooms: 4 \ 1	Lockbox: No	PCDS: Yes	Water Access: Yes	Water: OCEAN FRONTAGE
Rental Income: NO	Road: Private	Matrim.: 	Building Colour: GREEN	
Building Age: 12	CSA #: 0	Serial #: 0		
	Migrated: Yes			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	16.2 X 20	2ND FLOOR	BEDROOM	16.5 X 11.9
MAIN FLOOR	DINING ROOM	16.3 X 16.5	2ND FLOOR	BEDROOM	14.3 X 17.2 (DEN)
MAIN FLOOR	KITCHEN	22 X 17.3	2ND FLOOR	BATH (# pieces 1-6)	3 X 4 PC
MAIN FLOOR	FAMILY ROOM	16,5 X 11.6+11.5X8.5	BASEMENT	BEDROOM	17.3 X 12.10
MAIN FLOOR	LAUNDRY	12.10 X 6.10	BASEMENT	BEDROOM	13.7 X 11.7
2ND FLOOR	MASTER BEDROOM	18.4 X 21	BASEMENT	LIVING ROOM	22.9 X 20.10 (KIT)
2ND FLOOR	BEDROOM	20 X 13.6	BASEMENT	BATH (# pieces 1-6)	4 PC

Listing Office: **DOMUS REALTY - A509** :

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