


21 Leeward Lane



 202120021

File# 322

Beach Community Bungalow

\$489,900.00 CAD

This owner built custom bungalow is situated on 1.16 acre property in an upper scale subdivision just 20 min. outside of the city. The location is fantastic at the end of a cul-de-sac and you are just min. from the beautiful Lawrencetown Beach known for great surfing and walking trails. The home is immaculate featuring open concept living with cathedral ceilings and propane fireplace for those cool nights. Relax on your covered front deck or back deck while gazing at the ocean. Main floor features 3 bed, 2 bath incl. private ensuite, beautiful bright eat in kitchen, large separate dining room. Downstairs has infloor heat, a nice size family room wired for surround sound, office, separate laundry room and another finished space suited for whatever you'd like. There is plenty of unfinished space great for storage or workshop with R/I for another bathroom if needed. Recent upgrades incl. steel roof (2018), Several windows with new glass replaced (2017-18), Kitchen door (2012), & new well pump (2020). You also have a double detached wired garage.

Listing Agent

Anita Wintzer C: 902-499-4772 E: anita@anitahome.ca



Directions

Hwy 207, past Lawrencetown Beach, left on Crowell Rd., immediate next left to Oceanic Dr. to Leeward



www.anitahome.ca

anita@anitahome.ca

Dartmouth
7 Mellor Ave.

Dartmouth, Nova Scotia B3B 0E8
P: (902) 499-4772 F: (902) 827-5515

Interested parties are encouraged to seek independent verification of facts presented herein.

Property Highlights

Age ±: 21

Lot Size: 50,447 sq. ft.

Dimensions: 36 x 48

Zoning: RR1

Assessment:

Taxes: 3141.44

Style: Bungalow

Bedrooms: 3

Bathrooms: 2

Flooring: Hardwood, Ceramic, Carpet

Heating: Hot Water Baseboard, Infloor

Water: Drilled Well

Sewer: Septic

Parking:

Garage: Detached Double