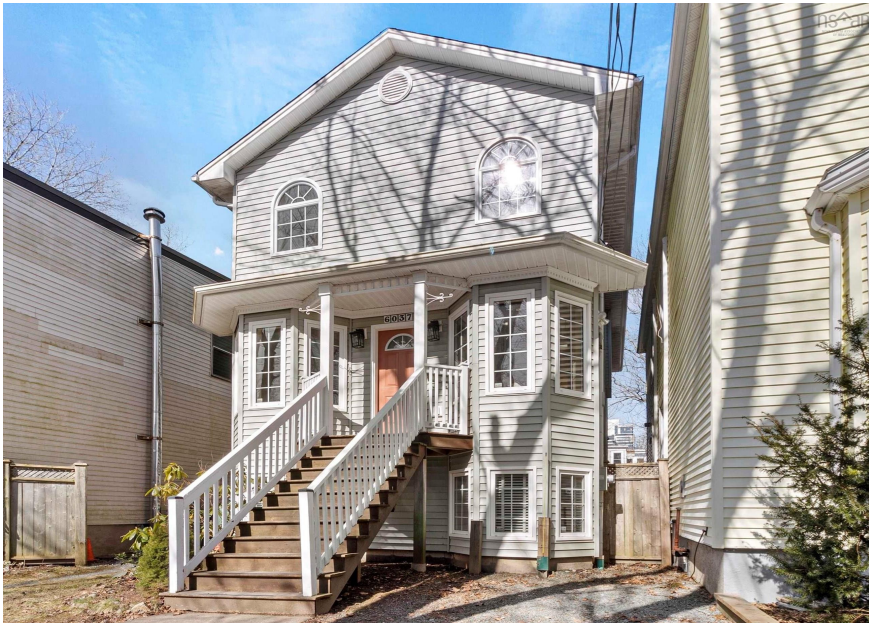


Halifax West

6037 Charles Street

\$1,100,000



Jeremy Snider, FRI

Domus Listing Agent

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Description

Located on a quiet residential street within the heart of the Halifax peninsula. This 2004 custom-built 6-bedroom, 3 full bath detached home is a rare opportunity for its central location. Meticulously maintained and energy-efficient (R-2000). Including a self-contained 3-bedroom legal suite with separate walk out. There is parking in the front and back of the property, as well as a pleasantly landscaped fenced in backyard. Allowing for seamless rentability in the downstairs unit or (uncommon) convenience for a large family for the

location. The main level with hardwood floors is stunning upon entry, featuring 18' ceilings in the front living space, which showcases the open staircase and double-sided propane fireplace. Additional front windows create a bright main living room which flows to the open kitchen with patio doors to the back deck. Located off of the kitchen is a private dining room with bay window seating and storage closet. The 4-piece bathroom with laundry completes the main living area. Ascending upstairs you will find three bedrooms, a full bath with Jacuzzi tub. A private balcony is located off the primary bedroom, another unique feature of this lovely home. The comfortable basement apartment features high-ceilings, 3 bedrooms, living room with propane fireplace, in-suite laundry, full bath and functional kitchen. With its own walk-out entrance it offers versatility for family living, Airbnb hosting, or long-term rental income. With its prime location and flexible layout, this move-in ready property presents endless opportunities for both comfortable living and investment potential. A 20-year-old home within walking distance to peninsula Halifax's amenities is quite unique for the central location.

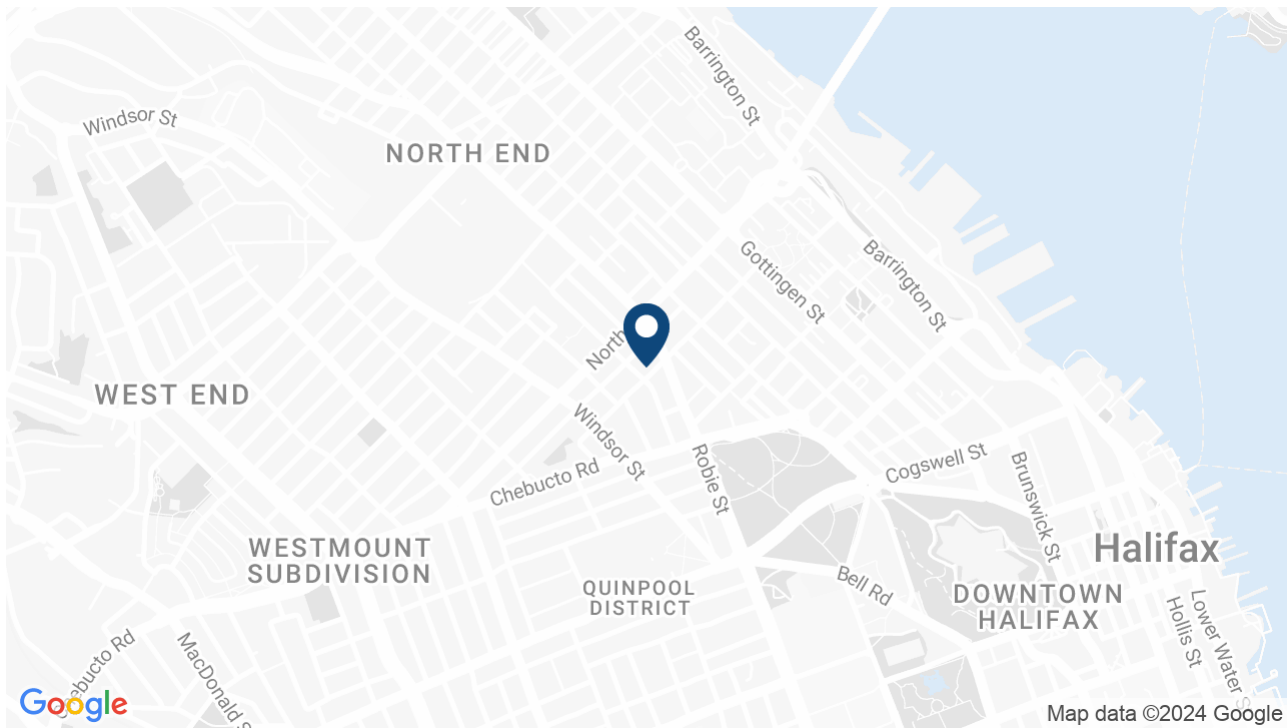
Specifications

MLS [®] Number	202404787
Class	Multi-Unit
Type	Duplex
Age	20 years old
Parking	driveway in front & 2nd driveway in rear through back-alley
Flooring	Carpet,Ceramic,Hardwood,Laminate
Heating	Baseboard,Fireplace
Fuel Type	Electric,Propane
Water Source	Municipal
Sewage Disposal	Municipal

Income Information

Number of Units	2
Three Bedroom Units	2

Location



Photos

