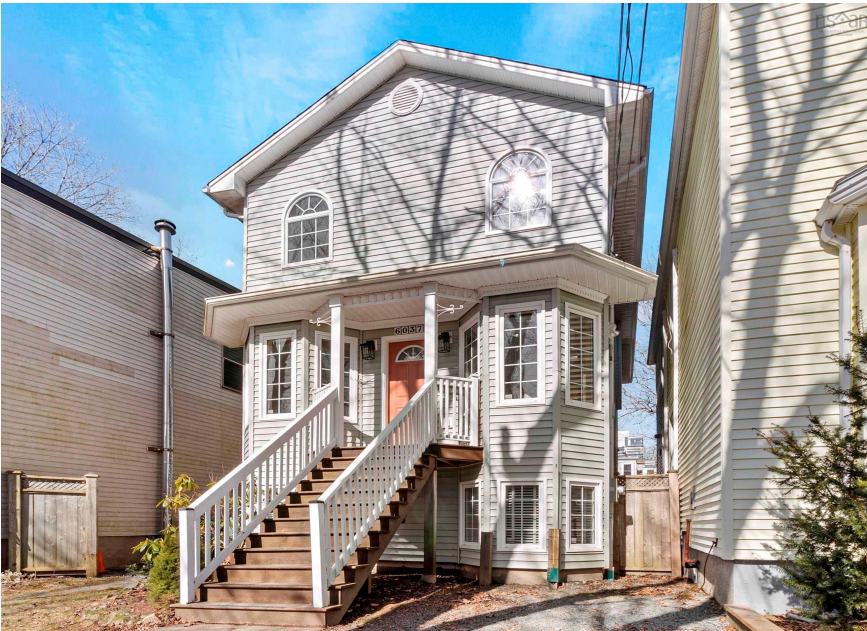


Halifax West

# 6037 Charles Street

\$1,100,000



## Jeremy Snider, FRI

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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.

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## Specifications

MLS <sup>®</sup> Number	202404788
Class	Residential
Type	Single Family
Bedrooms	6
Bathrooms (full/half)	3/0
Main Living Area	1,662 sq. ft.
Total Living Area	2,628 sq. ft.
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

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## Room Sizes

### Main Floor

Living Room	24'6 x 19
Dining Room	8'8 x 11'11
Kitchen	15'5 x 10'
Bath 1	4 Pc
Laundry	combo

### 2nd Level

Primary Bedroom	11'9x 10'6 +/- jogs
Bedroom	11'x 8'3 + jogs
Bedroom	11'4x 8'3 +/- jogs
Bath 2	4 Pc

### Lower Level

Living Room	13'3 x 8'8
Kitchen	8'7 x 8'7
Dining Nook	8'7 x 8'5
Bedroom	13'1 x 10'
Bedroom	14'11 x 8'6
Bedroom	8'6 x 7'10
Laundry	combo
Bath 3	4 PC

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# Income Information

Rental Income

Potential

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## Location



# Photos

