

Halifax North

5513 Sebastian Place

\$549,000



Jennifer Gillis, FRI

Domus Listing Agent

jennifer@domus.ca

902-401-6326 (Office)

902-401-6326 (Cell)

Description

Perfect for the empty nesters or the young professionals, this little piece of Halifax History will give you all the feels. Just the right fit with the main floor consisting of a cheerful entry, inviting living room, cozy eat-in kitchen and bright laundry/mud room leading out to the back deck.

Upstairs you will find a spacious master bedroom with a dreamy dormer, a second bedroom which could also function well as a large office or den, and a lovely loo featuring a claw foot tub.

The basement is high, dry and perfect for storage also featuring a wine cellar/cold room. Need more space? Develop the attic and turn it into a master suite. Historical elements have been

thoughtfully preserved throughout the home including original flooring and trim work and delightful doorknobs. The Hydrostone has been voted one of the “Top Ten Neighborhoods in Canada” by The Canadian Institute of Planners. Sebastian Place boasts a wide boulevard perfect for picnicking and where puppies are often seen playing. A short stroll will take you to the unique shops and eateries of The Hydrostone District. In recent years many updates have been completed including, but not limited to, updated electrical, new roof, and newer windows. Skip the condo fees, and enjoy this sweet spot with little maintenance and the convenience of living in the heart of the North End of Halifax.

Specifications

MLS [®] Number	202406438
Class	Residential
Type	Single Family
Bedrooms	2
Bathrooms (full/half)	1/0
Main Living Area	948 sq. ft.
Total Living Area	948 sq. ft.
Age	104 years old
Flooring	Softwood, Tile
Heating	Baseboard
Fuel Type	Electric
Water Source	Municipal
Sewage Disposal	Municipal

Room Sizes

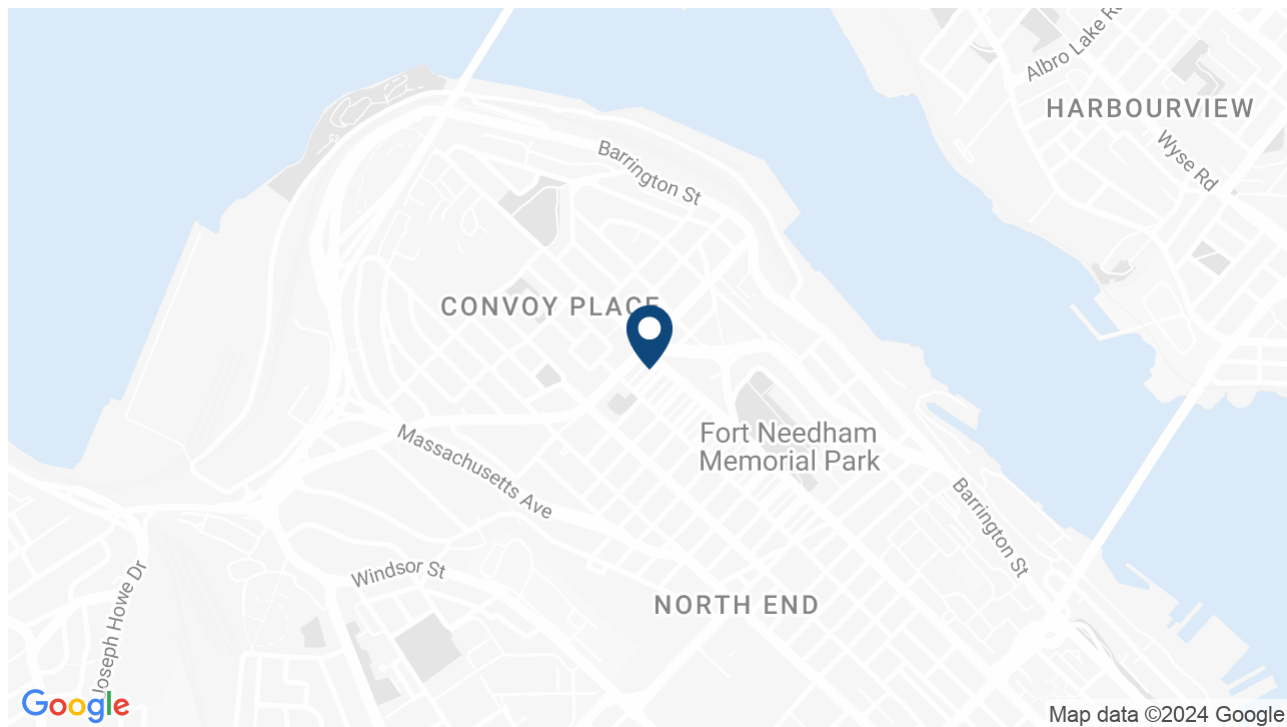
Main Floor

Living Room	12.4 x 10.9
Kitchen	10.6 x 10.4
Dining Room	6.6 x 10.4

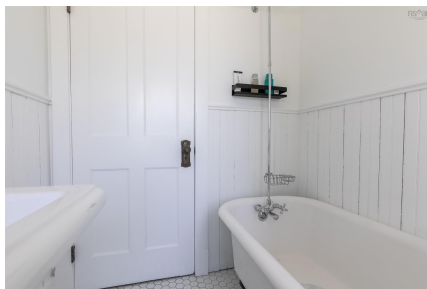
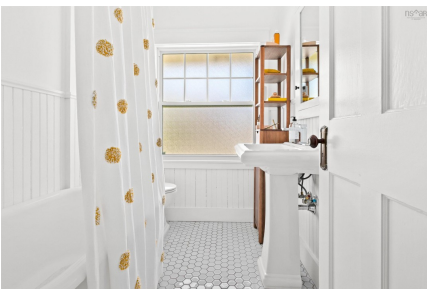
2nd Level

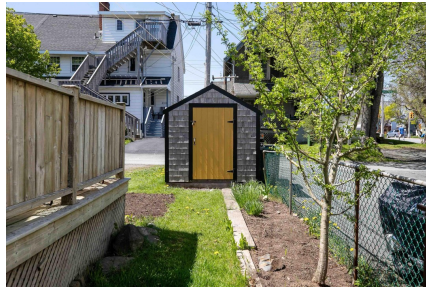
Primary Bedroom	13.6 x 15
Bedroom	10.5 x 10.4
Bath 1	3 Piece

Location



Photos





5513 Sebastian Pl, Halifax, NS



Main Floor - Estimated Area 653.26 sq. ft.



PREPARED BY: NSQAR

NOTE: Figures are excluded from total floor area (GROSS) floor plans. All room dimensions and floor areas include combined cupboards and are subject to independent verification.

5513 Sebastian Pl, Halifax, NS



2nd Floor - Estimated Area 244.75 sq. ft.



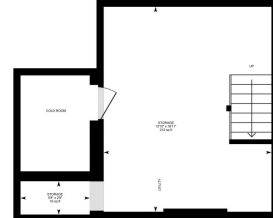
PREPARED BY: NSQAR

NOTE: Figures are excluded from total floor area (GROSS) floor plans. All room dimensions and floor areas include combined cupboards and are subject to independent verification.

5513 Sebastian Pl, Halifax, NS



Basement (Below Grade) - Estimated Area 313.26 sq. ft.



PREPARED BY: NSQAR

NOTE: Figures are excluded from total floor area (GROSS) floor plans. All room dimensions and floor areas include combined cupboards and are subject to independent verification.