

Sackville

93 Nelson Drive

\$510,000



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Description

This 6 bedroom, 2 bath home has been lovingly cared for by the same family since it was originally built in 1974. Thoughtful updates and quality improvements were made as the family grew resulting in the solid home you can move right into. Enjoy large gatherings on the back deck or quiet nights around the fireplace. The generous family room can host all sorts of birthday parties and sleepovers. The community offers English and French P-12 education options with Caudle Park Elementary just around the corner. Only a few minutes walk to the public access to First Lake for swimming and paddling. The spacious yard boasts established flowering shrubs, intentionally planted to bring colour and privacy year round. There is an

extensive list of maintenance upgrades and features available upon request.

Specifications

MLS [®] Number	202421909
Class	Residential
Type	Single Family
Bedrooms	6
Bathrooms (full/half)	1/1
Main Living Area	1,050 sq. ft.
Total Living Area	1,948 sq. ft.
Age	50 years old
Parking	Paved Driveway
Flooring	Carpet,Ceramic,Hardwood,Laminate
Heating	Baseboard,Hot Water
Fuel Type	Oil
Water Source	Municipal
Sewage Disposal	Municipal

Room Sizes

Main Floor

Living Room	15 x 13'2"
Dining Room	11x13'2"
Kitchen	10'9"x11'2"
Bath 1	10'9"x4'10"
Primary Bedroom	10'9"x12'5"

Bedroom	13'x8'11"
Bedroom	9'9"x7'1"
Main Hallway	
<u>Lower Level</u>	
Utility	6'11"x9'8"
Family Room	18'5"x11'10"
Storage	12'5"x7'7"
Bedroom	11'6"x7'6"
Laundry/Bath	7'5"x6'9"
OTHER	3'7"x6'9"
Bedroom	10'11"x6
Bedroom	10'11"x8'7"
2nd Hallway	

Income Information

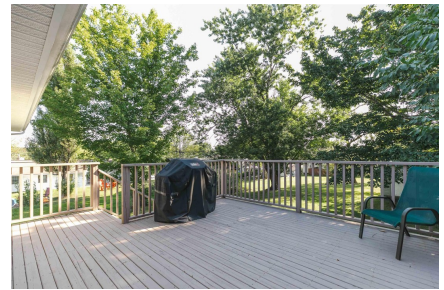
Rental Income	Potential
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Location



Photos





93 Nelson Dr, Lower Sackville, NS

Walk Floor
 Overall Area: 1080.00 sq ft
 Interior Area: 1013.00 sq ft



PREPARED EXHIBITS

NOTE: Figures are calculated from 3/4" floor plan to 1/8" scale. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

93 Nelson Dr, Lower Sackville, NS

Basement (Below Grade)
 Overall Area: 963.00 sq ft
 Interior Area: 889.70 sq ft



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