

Halifax South

# 6880 Quinpool Road

\$1,300,000



## Jeremy Snider, FRI

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## Description

This expansive and meticulously designed home offers over 3000 sq/ft of living space. Showcasing a harmonious blend of contemporary and rustic elements, evident in its diverse room configurations and thoughtful design choices. The kitchen stands out with its modern aesthetic, featuring honey-toned wooden cabinetry, stainless steel appliances, and a central island with bar seating. The exposed brick walls and wooden ceiling beams add warmth, character to the home. Its open bright floor plan seamlessly connects the kitchen, dining and living areas, ideal for entertaining. A large mudroom/pantry offers storage and functionality

while the well-paced front powder room exhibits the home's ideal design. Upstairs you will notice bedrooms designed for comfort, with some boasting vaulted ceilings and skylights that flood the spaces with natural light. The primary bedroom offers a large balcony with seasonal views of the Northwest Arm, a spacious walk-in closet and ensuite with soaker tub. Between the second and third bedroom is the open concept office, perfect for remote work, and cozy sitting areas with large windows offering picturesque views of the surrounding landscape. Pine floors run throughout the main living area, adding a touch of elegance and continuity. A multi-level layout with staircases and open corridors adds architectural interest creating distinct zones within the home. The lower level features expansive ceilings and is soundproofed as it was constructed as recording studio. Currently the space is used as art/workshop area with a theater room and Gym. Completing the lower level is a sit at bar and powder room and storage area. This level is quite multifaceted with its walkout entrance; it could easily be converted to an in-law suite. Overall, this residence offers a perfect balance of style, functionality, and comfort, making it an ideal space for modern living and entertaining.

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## Specifications

MLS <sup>®</sup> Number	202502765
Class	Residential
Type	Single Family
Bedrooms	3
Bathrooms (full/half)	2/2
Main Living Area	2,576 sq. ft.
Total Living Area	3,676 sq. ft.
Age	22 years old
Parking	Multiple
Flooring	Ceramic,Concrete,Cork,Engineered Hardwood,Softwood
Heating	Baseboard,Furnace,Heat Pump -Ductless,Hot Water
Fuel Type	Electric,Propane

Water Source	Municipal
Sewage Disposal	Municipal

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## Room Sizes

### Main Floor

Foyer	5'11"X5'3"
Mud Room	9'7"9'11"
Bath 1	5'8"X6'10"
Kitchen	15'2"X15'11"
Dining Room	6'7"X11'1"
Living Room	14'7"X27'

### 2nd Level

Primary Bedroom	11'11"X15'1"
Ensuite Bath 1	11'2"X7'6"
Bedroom	10'9"X12'2"
Bedroom	12'2"X10'10"
Den/Office	10'7"X12'6"
Bath 3	6'9"X9'
Laundry/Bath	3'X4'

### Lower Level

Living Room	22'11"X14'3"
Storage	9'3"X10'
Utility	8'6"X9'4"
Bath 4	3'10"X7'4"
Den/Office	17'7"X12'9"
Media Room	14'5"X12'10"

OTHER

12'9"X8'10"

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## Income Information

Rental Income

Potential

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## Location



# Photos





