Halifax North

# 5517 Kane Place

$949,000





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## Description

This unique & rare property offers two spacious units in the heart of the sought-after Hydrostone district. * Unit 1: Features 3 bedrooms and 2 bathrooms, ideal for families or those seeking extra space. Heatpump for heating and cooling! * Unit 2: Offers 2 bedrooms plus a versatile rec room, perfect for entertaining or additional living space/office. * Ample parking with space for 3 cars * Laundry in each unit **Neighborhood Highlights:** The neighbourhood is architecturally designed as an English-style garden suburb. Built over 100 years ago, the Hydrostones were built as a model of modern construction. A vision of tree streets and a large

public park served by shops - as vibrant today as it was over a century ago. The Hydrostone is renowned for its vibrant community atmosphere and convenient amenities, including: * Diverse selection of shops, restaurants & galleries * Picturesque park and dog run *Community boulevards maintained by the city and enjoyed by the residents This property presents an excellent opportunity for both owner-occupiers and investors.
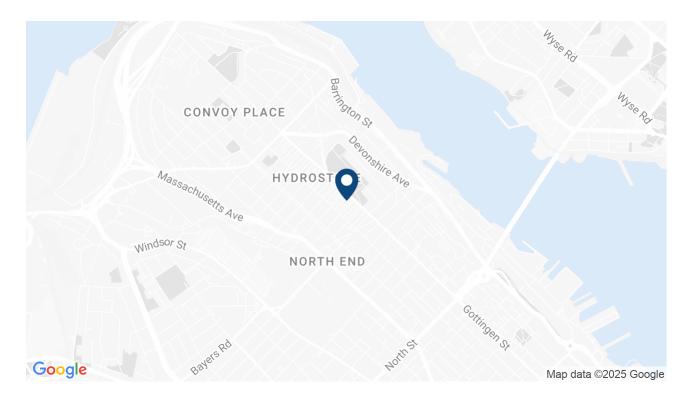
## Specifications

| | |
|---|---|
| MLS® Number | 202504036 |
| Class | Residential |
| Type | Single Family |
| Bedrooms | 5 |
| Bathrooms (full/half) | 3/0 |
| Main Living Area | 2,633 sq. ft. |
| Total Living Area | 2,633 sq. ft. |
| Age | 107 years old |
| Parking | Parking for 3 cars in the lane way |
| Garage | None |
| Flooring | Hardwood,Softwood,Tile |
| Heating | Forced Air |
| Fuel Type | Electric,Oil |
| Water Source | Municipal |
| Sewage Disposal | Municipal |

## Room Sizes

2nd Level

| | |
|---|---|
| Dining Room | 11x14'3 |
| Living Room | 14'8x11 |
| Bedroom | 11x11'3 |
| Kitchen | 10'11x11'3 |
| Bath 1 | 6x8'2 |
| Laundry | 9'9x5 |

## 3rd Level

| | |
|---|---|
| Bath 2 | 7x11'1 less jog |
| Bedroom | 15'1x9'8 less jog |
| Bedroom | 9'8x13'11less jog |

## Main Floor

| | |
|---|---|
| Living Room | 11x14'8 |
| Bedroom | 11'3x14'8 |
| Bedroom | 10'11x11'2 |
| Mud Room | 5x9'9 |
| Kitchen | 11x11'3 |
| Laundry | 5'3x16 |
| Bath 1 | 6x8'2 |

# Location

# Photos