

Fairmount, Clayton Park, Rockingham

## 8 Rosemount Ave

\$1,250,000



### **Dawn Dauphinee, FRI**

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## Description

Rosemount Avenue is situated within a tranquil cul-de-sac, enveloped by a canopy of mature trees and meticulously landscaped grounds are a testament to its enduring appeal, and this distinguished family home perfectly captures the coveted lifestyle this location offers. Step inside and be greeted by a seamless fusion of contemporary enhancements and enduring architectural character. Beautiful hardwood floors guide you through the main level, revealing a thoughtfully renovated kitchen. A substantial island serves as the heart of the home, fostering both casual interaction and inspired cooking. The adjacent family room, flooded with natural

light, provides a warm and inviting atmosphere, anchored by a propane fireplace and custom built-ins. For more formal occasions, a separate living room with a traditional wood-burning fireplace offers an intimate and refined setting. Completing the main level are practical additions, including a mudroom, pantry, and powder room, ensuring effortless daily living. The upper level offers three spacious bedrooms, a versatile office/den, and two well-appointed bathrooms. The primary suite stands as a private retreat, featuring a generous walk-in closet, an exclusive rooftop deck for serene moments, and a luxurious ensuite bathroom. The lower level extends the living space with a beautifully finished basement, complete with a full bathroom, laundry facilities, and abundant storage, catering to a variety of lifestyle needs. The backyard is a magical oasis & has been extensively landscaped with low maintenance in mind. It offers a peaceful and welcoming sanctuary within one of Halifax's most desirable communities.

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## Specifications

MLS <sup>®</sup> Number	202504051
Class	Residential
Type	Single Family
Bedrooms	3
Bathrooms (full/half)	3/1
Main Living Area	2,397 sq. ft.
Total Living Area	2,926 sq. ft.
Age	74 years old
Garage	ATTACHED
Flooring	Hardwood,Tile
Heating	Baseboard,Heat Pump -Ductless,Hot Water
Fuel Type	Electric,Oil
Water Source	Municipal
Sewage Disposal	Municipal

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## Room Sizes

### Main Floor

Kitchen	17'3x14
Dining Nook	13'2x12'7
Living Room	14'10x13'8
Family Room	13'10x15'4
Bath 1	5'1x3'6
Dining Nook	13'2x12'7
Main Hallway	

### 2nd Level

Primary Bedroom	12'6x15'8
Bedroom	12x10'6
Bedroom	12'10'6
Den/Office	10'10x8x10
Bath 1	7'7x6'3
Ensuite Bath 1	8x7'1

### Lower Level

Rec Room	21'2x23'4
Laundry	5x2'6

# Location



# Photos







