

Halifax South

1111 Rockcliffe Street

\$2,295,000



Liz Martin

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Description

A rare opportunity to live on one of Halifax's most sought-after streets. Perched above the Northwest Arm, 1111 Rockcliffe has been thoughtfully updated while preserving its original character. This west-facing, light-filled, home offers a refined balance of classic elegance and comfort. The formal living and dining rooms showcase the Dingle Tower, a striking focal point. A spacious, fully equipped kitchen is the centre for large gatherings and opens onto a cozy family room. A private office is a dream for anyone working from home. Adjacent to the kitchen is a well-appointed laundry/mudroom, a discreet powder room, and convenient side

entry. Upstairs, the private primary suite features a luxurious ensuite & dressing room. Large 2nd bedroom also has an ensuite, while two additional bedrooms share a third bath. One has access to a large finished attic—ideal for storage or a playroom. The lower level has a bright rec room, games room, and direct access to the double garage. In the family since 1942, this home has been meticulously maintained. Major updates include a "from-the-studs-out" renovation & addition '09, roof '24, 200-amp electrical, a Generac generator, hot water baseboard heating, whole-house water treatment, and three heat pumps for year-round comfort. The property feels wonderfully private, with perennial landscaping in front & back gardens. A front deck offers a perfect vantage point for sunsets over the Northwest Arm. Beautiful south end Halifax is at your doorstep as is water access via Oakland Rd. Park, which is just steps from your front door.

Specifications

MLS [®] Number	202504353
Class	Residential
Type	Single Family
Bedrooms	4
Bathrooms (full/half)	3/1
Main Living Area	2,700 sq. ft.
Total Living Area	3,292 sq. ft.
Age	86 years old
Parking	Driveway
Garage	Attached, length of 2 cars
Flooring	Hardwood,Tile,Vinyl Plank
Heating	Baseboard,Heat Pump -Ductless,Hot Water
Fuel Type	Oil,Propane
Water Source	Municipal
Sewage Disposal	Municipal

Room Sizes

Main Floor

Living Room	17'6"x15'4"
Dining Room	12'5"x9'11"
Kitchen	15'9"x17'11"
Family Room	12'10"x11'7"
Laundry/Bath	7'5"x12'1"
Bath 1	7'5"x3'2"
Den/Office	10'1"x16'4"

2nd Level

Primary Bedroom	15'6"x11'3"
Ensuite Bath 1	6'10"x21'8"
OTHER	9'9"x8'8"
Bedroom	11"x12'9"
Bath 2	7'8"x6'9"
Bedroom	9'11"x15'8"
Bedroom	12'3"x14'4"
Ensuite Bath 2	7'2"x8'6"

3rd Level

OTHER	26'9"x10'11"
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Basement

Rec Room	23'x11'10"
Games Room	13'8" x 11'2"

Income Information

Rental Income No

Location



Photos







