

Halifax North

3184 Union Street

\$849,900



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Description

Nestled in the heart of the North End, Union St on the Park presents an extraordinary opportunity for discerning home buyers. This spacious 3 bedroom home is a rare gem that blends meticulous craftsmanship, views, and a serene park-like setting. Upon entering the home, you will be impressed by the attention to detail and meticulous restoration. The stair treads and doors have been lovingly sanded and restored to their original beauty, showcasing the home's rich history and character. The open-concept layout creates a seamless flow between the living room, study, dining area, and kitchen, making it ideal for entertaining guests

or spending quality time. The back pantry offers extra kitchen storage and/or a useful mudroom to transition to home life. The large primary suite is a true oasis, featuring a full bathroom with walk-in shower, sitting room, two big closets, views of the garden and at night, the lights on the Macdonald bridge. The additional, well-proportioned, 2 bedrooms have partial harbour views. A 2nd full bath and linen closet complete the 2nd floor. Bordering the picturesque Needham Park, the property boasts a tranquil setting that is unmatched in Halifax. Residents can enjoy strolls through the park, take advantage of the playground, community gardens and dog park, or simply relax. The fully fenced yard provides a safe, private space for children and pets to play, while the incredible gardens add a touch of natural beauty to the property. Perennial spring and summer flowers, including wildflowers, vegetable and herb beds make it bird and bee friendly. No detail was missed, with thought put into efficiency and longevity in the form of heat pumps on all floors, European style tilt & turn windows and a steel roof. It's also wonderfully walkable, with the cafes, restaurants, local market, baker, two spas, and other businesses of the Hydrostone market all within walking distance. There are also bike lanes to downtown as well as public transit steps away.

Specifications

MLS [®] Number	202510936
Class	Residential
Type	Single Family
Bedrooms	3
Bathrooms (full/half)	2/0
Main Living Area	1,703 sq. ft.
Total Living Area	1,703 sq. ft.
Age	104 years old
Parking	Parking for more than 2 cars
Flooring	Hardwood,Marble,Tile
Heating	Baseboard,Heat Pump -Ductless,Hot Water

Fuel Type	Electric,Oil
Water Source	Municipal
Sewage Disposal	Municipal

Room Sizes

Main Floor

Kitchen	11'4 x 10'3
Dining Room	19'1 x 11'6
Family Room	9'6 x 13'7
Living Room	11'10 x 13'5
Mud Room	12'1 x 5'3

2nd Level

Primary Bedroom	18.9 x 9.5 + 11.9 x 9.5
Bath 1	9x6 x 6'4
Bath 2	8'2 x 6
Bedroom	10'4 x 13'2
Bedroom	8'6 x 7'9

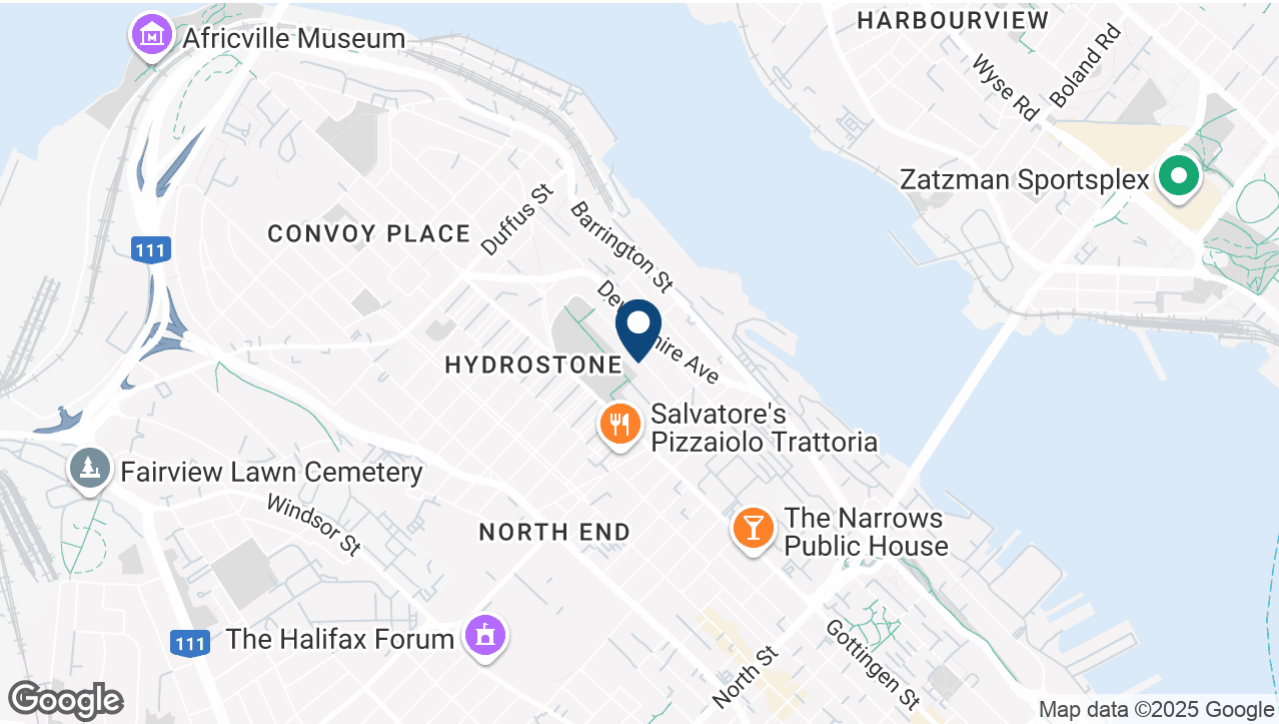
Lower Level

Workshop	24'5 x 9'8
Utility	24'5 x 18'2

Income Information

Rental Income	Potential
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Location



Photos

