

Halifax South

1111 Rockcliffe Street

\$2,100,000



Liz Martin

Domus Listing Agent

lizm@domus.ns.ca

902-219-0316

Description

Discover a rare opportunity to own a piece of Halifax's prestigious Rockcliffe Street. This meticulously maintained, west-facing home at 1111 Rockcliffe, held by the same family since 1942, masterfully blends classic elegance with modern comfort, all while preserving its original character. Step inside and be greeted by light-filled spaces, where formal living and dining rooms frame stunning Dingle Tower views. The heart of the home is a spacious, fully equipped kitchen, perfect for entertaining, flowing seamlessly into a cozy family room. A private main-floor office provides an ideal work-from-home sanctuary, complemented by a well-appointed

laundry/mudroom, discreet powder room, and convenient side entrance. Upstairs, the luxurious primary suite boasts a lavish ensuite and dressing room. A second bedroom also features an ensuite, while two additional bedrooms share a beautifully preserved third bath. One offers access to a large finished attic, perfect for storage or a playroom. The lower level extends your living space with a bright rec room, games room, and direct access to the double garage. Enjoy wonderful privacy with low-maintenance front and back gardens. A front deck provides the perfect spot for stunning sunsets over the Northwest Arm, with water access via Oakland Road Park just steps away. Significant updates include a "from-the-studs-out" renovation and addition (2009), new roof (2024), 200-amp electrical, Generac generator, efficient hot water baseboard heating, whole-house water treatment, and three heat pumps for year-round comfort.

Specifications

MLS [®] Number	202517596
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

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

2nd Level

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

3rd Level

OTHER	26'9"x10'11"
-------	--------------

Basement

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

Income Information

Rental Income

No

Location



Photos







