

Halifax Central

## 131 Brook Street

\$799,900



**Dawn Dauphinee, FRI**

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### Description

This established 5-bedroom, 3.5-bathroom residence is situated in highly desirable Fairmount, offering a rare combination of space and location for a family. The home features a great family floor plan with large, formal living spaces, an attached garage, and a private sauna! This property represents an excellent opportunity to create your dream home in a premier neighborhood. The owners have completed the more functional upgrades to the property over the past few years (Roof Shingles, windows & an updated main bath) Its key appeal lies in the outdoor amenities and prime setting: it backs directly onto the Chain of Lakes trail for immediate access to

nature, includes a fenced inground pool, and remains just minutes from downtown Halifax. A perfect place to call home.

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## Specifications

|                         |                        |
|-------------------------|------------------------|
| MLS <sup>®</sup> Number | 202600404              |
| Class                   | Residential            |
| Type                    | Single Family          |
| Bedrooms                | 5                      |
| Bathrooms (full/half)   | 3/1                    |
| Main Living Area        | 1,920 sq. ft.          |
| Total Living Area       | 2,973 sq. ft.          |
| Age                     | 51 years old           |
| Parking                 | Parking for four cars  |
| Garage                  | Garage is 1.5          |
| Flooring                | Carpet, Linoleum, Tile |
| Heating                 | Baseboard, Hot Water   |
| Fuel Type               | Oil                    |
| Water Source            | Municipal              |
| Sewage Disposal         | Municipal              |

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## Room Sizes

### Main Floor

|             |           |
|-------------|-----------|
| Foyer       | 12.6x6.5  |
| Living Room | 14.9x16.4 |
| Bath 1      | 4.2x7.1   |

|             |           |
|-------------|-----------|
| Family Room | 13.1x19.4 |
| Dining Room | 13.1x12.6 |
| Kitchen     | 14.2x13.2 |

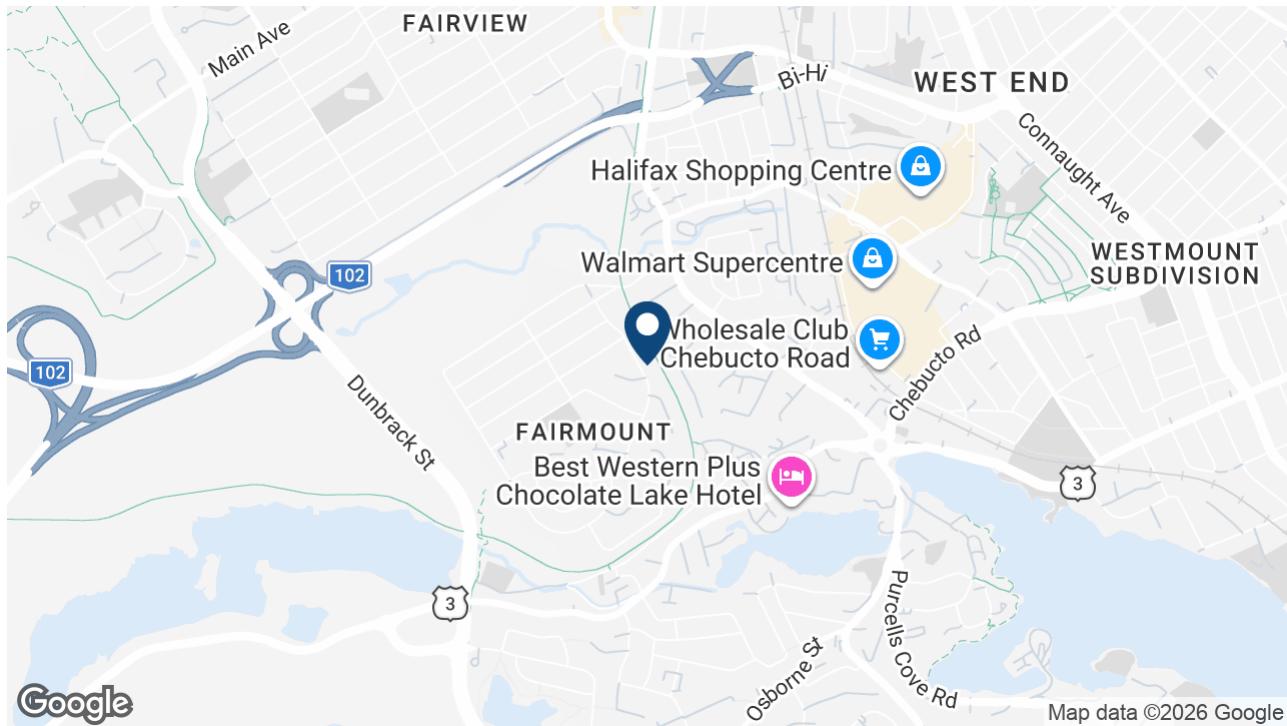
### Basement

|                  |            |
|------------------|------------|
| Laundry          | 10.3x13.10 |
| Basement Hallway |            |
| OTHER            | 6.4x5.7    |
| Bath 2           | 6.9x4.10   |
| Media Room       | 13.1x29.11 |
| Bedroom          | 17x13      |

### 2nd Level

|                |           |
|----------------|-----------|
| Bath 3         | 7.4x7.1   |
| Bedroom        | 9.11x12.3 |
| Bedroom        | 12.7x13.8 |
| Ensuite Bath 1 | 6.8x5.10  |
| Bedroom        | 11.2x9.8  |
| Bedroom        | 11.2x10.8 |

## Location



## Photos

