

Armdale/Purcell's Cove/Herring Cove

## 100 Anchor Drive

\$810,000



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### Description

Welcome to Regatta Point, a friendly and active community on the Northwest Arm offering an exceptional balance of vibrant city life by the seaside. Located on a quiet cul-de-sac, this meticulously maintained freehold townhouse enjoys seasonal ocean views across the street and easy access to the Northwest Arm seawall, perfect for walking, running, kayaking, or paddle boarding. Walk to Armdale Yacht Club, Chocolate Lake, parks & recreation facilities, and yoga,

all while being just minutes from downtown Halifax, shopping, restaurants, and easy access out of the city. Inside, the first level features a large, flexible room with 9-foot ceilings and custom built-in shelving, ideal for a family room, office, gym, or guest space, plus a convenient half bath. The main level offers a spacious living room with a wood-burning fireplace, a dining room, an eat-in kitchen and pantry, and access to a sun-soaked back deck overlooking a private, beautifully treed backyard with no rear neighbours: it really is one of the nicest in the neighbourhood. Upstairs, find the spacious primary with walk-in closet & ensuite bathroom, two more generously sized bedrooms overlooking the forest, a family bathroom, and laundry. The attached garage is heated and wired and has extensive storage. This house is move-in ready, with numerous recent updates including all new plumbing (no Poly-B!), full interior repaint, renovated bathrooms, new hardwood in the primary suite, a new fireplace surround, and new dishwasher, washer, and dryer. This is Northwest Arm living at its very best, where nature, neighbourhood, and city convenience come together effortlessly.

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## Specifications

MLS <sup>®</sup> Number	202601540
Class	Residential
Type	Single Family
Bedrooms	3
Bathrooms (full/half)	2/1
Main Living Area	1,626 sq. ft.
Total Living Area	2,115 sq. ft.
Age	31 years old
Parking	Double, concrete
Garage	Attached Single, heated & wired
Flooring	Ceramic,Cork,Hardwood
Heating	Baseboard,Fireplace,Hot Water
Fuel Type	Oil,Wood

Water Source	Municipal
Sewage Disposal	Municipal

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## Room Sizes

### 3rd Level

Primary Bedroom	14'5x13'11+bay
Ensuite Bath 1	4'11x7'5
Bath 1	6'2x7'11+jog
Bedroom	12'10x9'11-jog
Bedroom	11'11x9'6
Upstairs Hallway	
Laundry	4'7x2'6

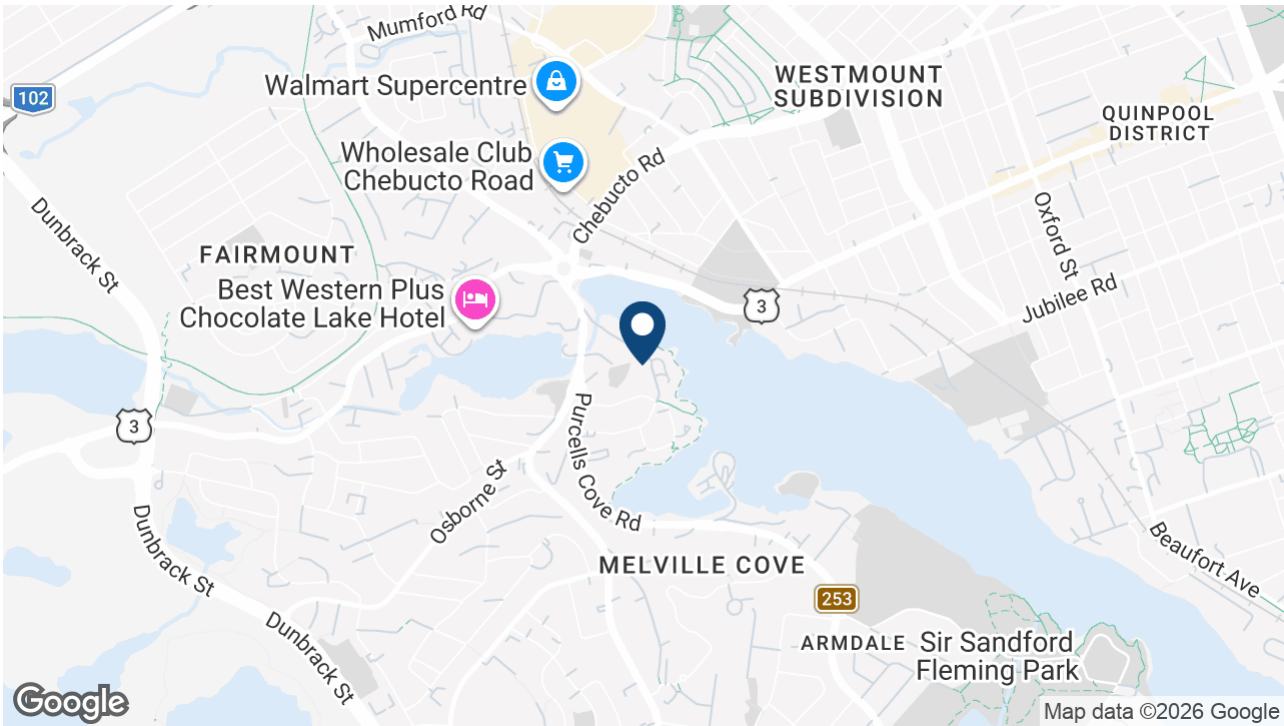
### Main Floor

Living Room	19'9x13'11+bay
Dining Room	11'8x10'2
Kitchen	11'11x19'10
OTHER	7'7x2'11 (pantry)

### Lower Level

Family Room	19'1x11'3
Bath 2	3'2x5'3
Foyer	8'6x4'6+jog

# Location





# Photos





