

Fairmount, Clayton Park, Rockingham

# 1 Brackley Place

\$829,000



**Jeremy Snider, FRI**

Domus Listing Agent  
[jsnider@domus.ca](mailto:jsnider@domus.ca)  
902-476-7079

## Description

Located on a quiet, family-oriented cul-de-sac in the desired community of Clayton Park West, this well-maintained home offers great curb appeal with brick exterior, attached heated garage. On entry a tiled foyer welcomes you into the bright main area featuring hardwood flooring and a functional, easy-flow layout. The sun-filled family room, highlighted by a large bay window, opens into the dining area, creating a warm and inviting space for everyday living and entertaining. The kitchen includes wood cabinetry, stone countertops, stainless steel appliances, tile flooring, and a tasteful backsplash. access to the renovated back patio is found

off of the kitchen overlooking a private, treed backyard—ideal for summer barbecues, relaxing evenings, or family gatherings. Upstairs, you'll find three well-sized bedrooms, including a spacious primary bedroom with ensuite bath. The lower level offers additional living space with a large rec room that works well as a family room, playroom, or home office, additionally you will find a storage area and the updated laundry room. The home is a minute walk to local schools, parks, and everyday amenities, this home is a fantastic opportunity to settle into one of Halifax's most desirable and family-friendly neighbourhoods. \*See document tab for details regarding the new Junior high school that is under construction.

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## Specifications

MLS® Number	202602654
Class	Residential
Type	Single Family
Bedrooms	3
Bathrooms (full/half)	2/1
Main Living Area	1,700 sq. ft.
Total Living Area	2,160 sq. ft.
Age	33 years old
Parking	Multiple
Garage	Attached
Flooring	Carpet,Ceramic,Hardwood,Laminate,Vinyl Plank
Heating	Baseboard,Heat Pump -Ductless,Ductless Cooling
Fuel Type	Electric
Water Source	Municipal
Sewage Disposal	Municipal

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## Room Sizes

### Main Floor

Foyer	8'X5'4"
Family Room	12'6"X12'6"
Dining Room	10'4"X14'11"
Kitchen	12'1"X15'4"-jog
Living Room	18'11"X13'1"
Bath 1	6'7"X3'8"

### 2nd Level

Primary Bedroom	15'2"X12'1"
Ensuite Bath 1	7'10"X5'
Bedroom	10'2"X13'3"
Bedroom	10'1"X12'8"
Bath 3	8'5"X5'5"

### Basement

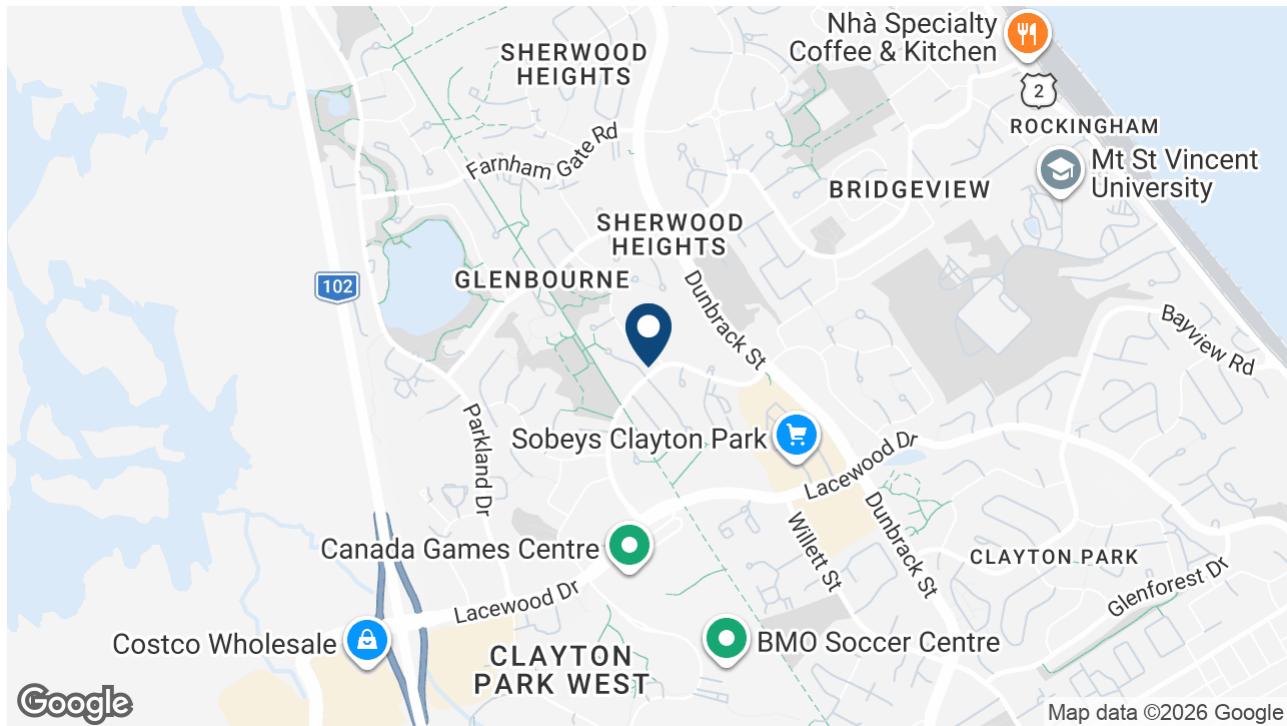
Rec Room	22'9"X12'2"
Laundry	11'4"X12'3"
Storage	7'2"X27'3"+jog

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## Income Information

Rental Income	Potential
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## Location



# Photos

