

Kingswood, Haliburton Hills, Hammonds Pl.

## 9 Blue Mountain Drive

\$989,000



### Jennifer Gillis, FRI

Domus Listing Agent

[jennifer@domus.ca](mailto:jennifer@domus.ca)

902-401-6326 (Office)

902-401-6326 (Cell)

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## Description

9 Blue Mountain Dr is the ideal complement of comfort, privacy, and convenience! Set back from the street and surrounded by mature landscaping and greenery, this beautiful family home is ideally positioned on a 2.5-plus-acre lot in coveted Kingswood while walking distance from the amenities of West Bedford, including the new West Bedford group of schools, and on municipal water. Many recent upgrades mean the home is move-in ready and sure to please. The main level offers an updated kitchen with a walk-in pantry and cozy breakfast nook overlooking the fully fenced side yard, perfect for a family with young children or pets. The

kitchen flows through to the dining room and wonderfully cozy living room with an electric fireplace. Add to this a welcoming entryway and power room, and it is the perfect space for entertaining. In the summer, you may also choose to host on the expansive covered back deck. A bonus is the main-level laundry with a convenient laundry shoot from the bedroom level. Upstairs, you will find a generous primary suite with a large walk-in closet and a newly revamped ensuite featuring 2 vanities, a soaker tub, and a walk-in shower. There are two additional bedrooms on the upper level, each with their own ductless mini split and a newly renovated main bath. On the way to the lower level, you will find the newly designed mudroom with a walk-in closet & a door to the built-in garage which is large enough to offer parking and storage and is also where you will find the generator panel. The lower level includes a home office space and once hosted a 4th bedroom, but was recently renovated and opened up to create a larger recreational space. This could be easily reinstated, and the lower level, with its full bath and walk-out, could also function well as an in-law suite. As an added bonus, the property also features a large 30x34 ft detached metal garage perfect for storing recreational equipment & would make an ideal workshop. The possibilities are endless!

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## Specifications

MLS <sup>®</sup> Number	202612751
Class	Residential
Type	Single Family
Bedrooms	3
Bathrooms (full/half)	3/1
Main Living Area	2,093 sq. ft.
Total Living Area	2,876 sq. ft.
Age	4 years old
Parking	long driveway and garages
Garage	double built in PLUS detached double
Flooring	Ceramic,Hardwood,Vinyl

Heating	Heat Pump -Ductless,In Floor,Radiator,Ductless Cooling
Fuel Type	Electric,Oil
Water Source	Municipal
Sewage Disposal	Septic

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## Room Sizes

### Main Floor

Bath 1	4'11"X4'1"
Dining Room	13'5"X13'
Kitchen	13'2"X20'8"
Living Room	13'3"X20'6"
Mud Room	6'6"X9'7"

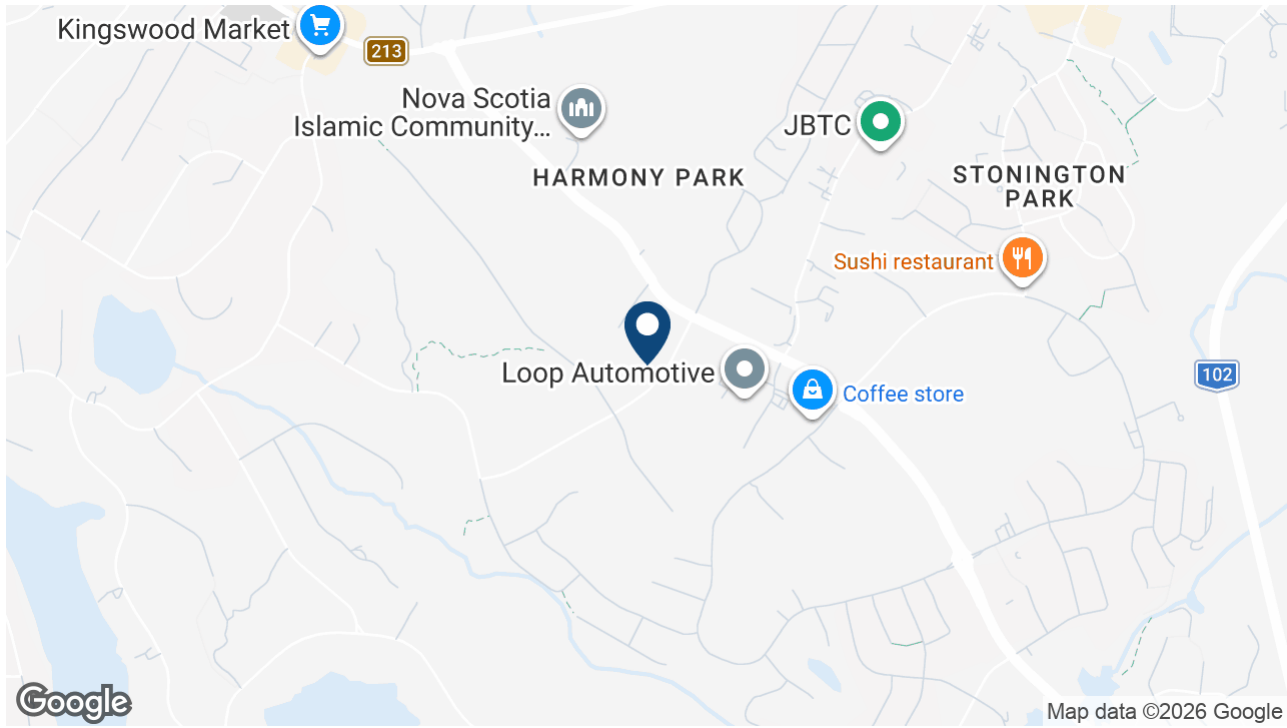
### 2nd Level

Bath 2	12'X5'1"
Ensuite Bath 1	13'5"X12'6"
Bedroom	14'X9'
Bedroom	17'6"X13'2"
Primary Bedroom	14'1"X16'

### Basement

Bath 4	12'3"X6'4"
Storage	9'2"X7'6"
Rec Room	30'5"X19'5"

# Location



# Photos

