

Southdale, Manor Park

## 82 Hawthorne Street

\$699,900



### **Dawn Dauphinee**

Domus Listing Agent

dawn@domus.ca

902-209-3506

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## **Description**

Rare opportunity to own a meticulously renovated, 2-bedroom, 2-bathroom saltbox home in a highly desirable Dartmouth location. Welcome to 82 Hawthorne Street, offering premium, comfortable urban living at its finest. Completely gut-renovated in 2018, this home beautifully blends historical charm with modern, energy-efficient upgrades. Features include all-new major systems, a ducted central air heat pump with natural gas backup, on-demand hot water, a cozy gas fireplace, and a professional-grade gas range. The heart of the home is the sun-drenched gourmet kitchen boasting quartz countertops, a designer tile backsplash, and a spacious dining

area. The primary bedroom features soundproof windows for ultimate tranquility, a fully renovated ensuite, and convenient upstairs laundry. A bright second bedroom overlooks the trees of Findlay Park. Downstairs, the full-height walkout basement offers exceptional versatility, easily matching your needs for a third bedroom, dedicated home office, or rec room. The low-maintenance exterior features a durable new metal roof and metal siding for worry-free ownership. Enjoy a beautifully landscaped, south-facing backyard oasis overlooking Findlay Park, complete with a solid deck (offering covered space or small-car parking underneath) and a charming pergola adorned with wisteria, climbing hydrangea, lilacs, and a magnolia tree. Unbeatable location with direct access to the Findlay Community Centre, and just steps from Sullivan's Pond, Lake Banook, Hawthorn School, and the vibrant shops and dining of Downtown Dartmouth. This is more than a home - it's a meticulously crafted lifestyle opportunity in the heart of Dartmouth.

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## Specifications

MLS <sup>®</sup> Number	202613096
Class	Residential
Type	Single Family
Bedrooms	2
Bathrooms (full/half)	2/0
Main Living Area	1,307 sq. ft.
Total Living Area	1,506 sq. ft.
Age	96 years old
Parking	Parking for 2 or more cars (tandem)
Garage	None
Flooring	Hardwood,Laminate,Tile
Heating	Heat Pump -Ducted
Fuel Type	Natural Gas
Water Source	Municipal

Sewage Disposal

Municipal

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## Room Sizes

### Main Floor

Living Room 13'3x12'3

Main Hallway

Dining Nook 10'3x12'5

Kitchen 12xx12'6

### 2nd Level

Bedroom 11'11x10'6

Primary Bedroom 12'1x12'2

Bath 1 7'7x6'2

Ensuite Bath 1 7'4x8'8

### Lower Level

Rec Room 12'1x16'5

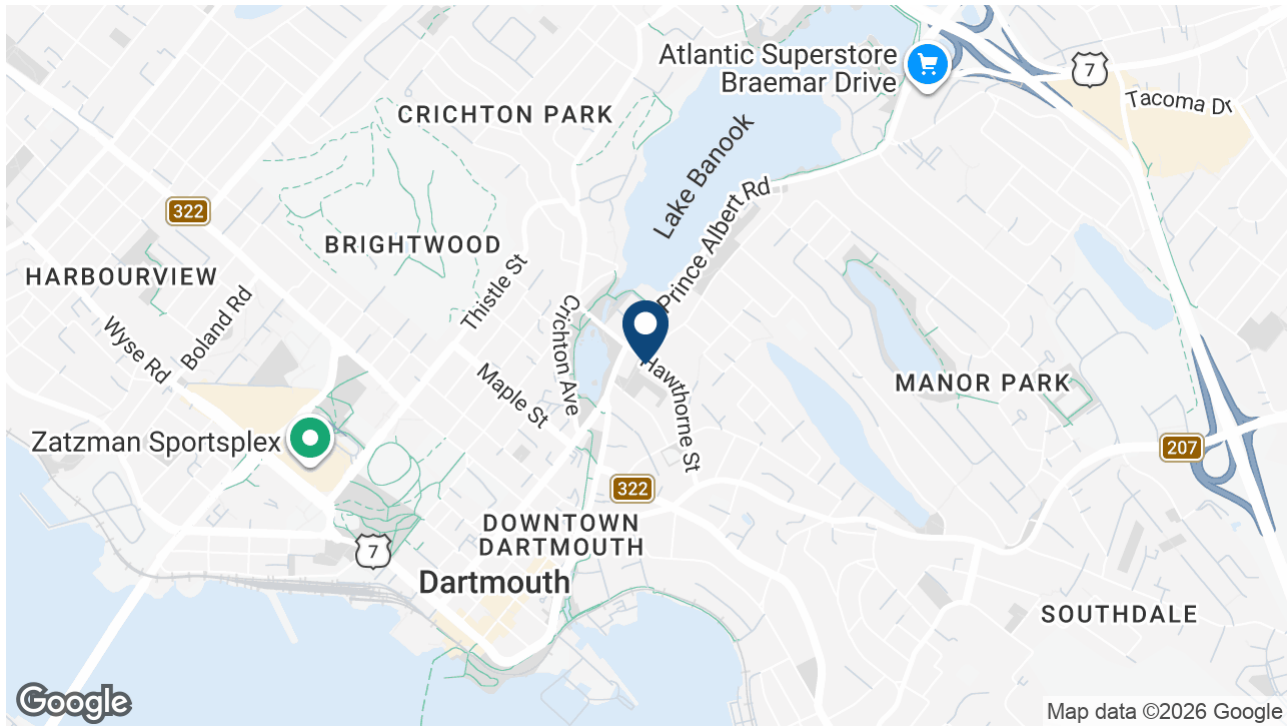
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## Income Information

Rental Income

Potential

# Location



# Photos





