

Woodlawn, Portland Estates, Nantucket

49 Gourok Avenue

\$575,000



Matt Dauphinee

Domus Listing Agent

matt@domus.ca

902-877-2075

Description

Welcome to this beautiful split-entry home, located in a wonderful community with schools, a rec centre and sports fields nearby. The upper level features a bright open-concept layout that seamlessly connects the main living areas, making it ideal for both daily life and effortless entertaining. Tucked away on this level are three bedrooms and a well-appointed full bathroom. From the dining area, you can step directly outside onto a large patio leading to a nice, level backyard. This outdoor space is perfect for summer barbecues, gardening, and outdoor activities. The lower level expands your living space, anchored by a massive, open-concept

family room that can easily serve as a family space, home gym, playroom, or all three. This floor also includes a second full bathroom, a dedicated laundry room, and an extra storage room right next to the attached garage. For your year-round comfort, the home is equipped with two ductless heat pumps.

Specifications

MLS [®] Number	202613253
Class	Residential
Type	Single Family
Bedrooms	3
Bathrooms (full/half)	2/0
Main Living Area	1,153 sq. ft.
Total Living Area	1,957 sq. ft.
Age	51 years old
Parking	Driveway
Garage	Single Attached
Flooring	Ceramic,Hardwood,Laminate,Tile
Heating	Baseboard,Heat Pump -Ductless,Hot Water
Fuel Type	Oil
Water Source	Municipal
Sewage Disposal	Municipal

Room Sizes

Main Floor

Living Room	17'x14'2"
Dining Room	8'5"x11'
Kitchen	11'4"x10'9"
Bedroom	11'8"x10'9"=-/-jog
Primary Bedroom	11'1"x12'10"-jog
Bath 1	7'7"x9'3"-jog
Bedroom	11'1"x10'10"

Basement

Family Room	17'x22'6"
Laundry	7'9"x13'3"
Bath 2	7'8"x4'8"-jog
Storage	6'4"x8'8"

Location



Photos





