

Fairmount, Clayton Park, Rockingham

1 Brackley Place

\$760,000



Jeremy Snider, FRI

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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 and the attached heated garage. On entry the tiled foyer welcomes you into the bright main living area featuring hardwood flooring and a functional, easy-flow layout. The sun-filled family room, highlighted by the oversized front 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 tasteful backsplash. A second living room with

propane fireplace provides convenient access to the renovated back patio 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, offering a fantastic opportunity to settle into one of Halifax's most desired family-friendly neighbourhoods. *See document tab for details regarding the new Junior high school that is currently under construction.

Specifications

MLS [®] Number	202617503
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.
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

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"

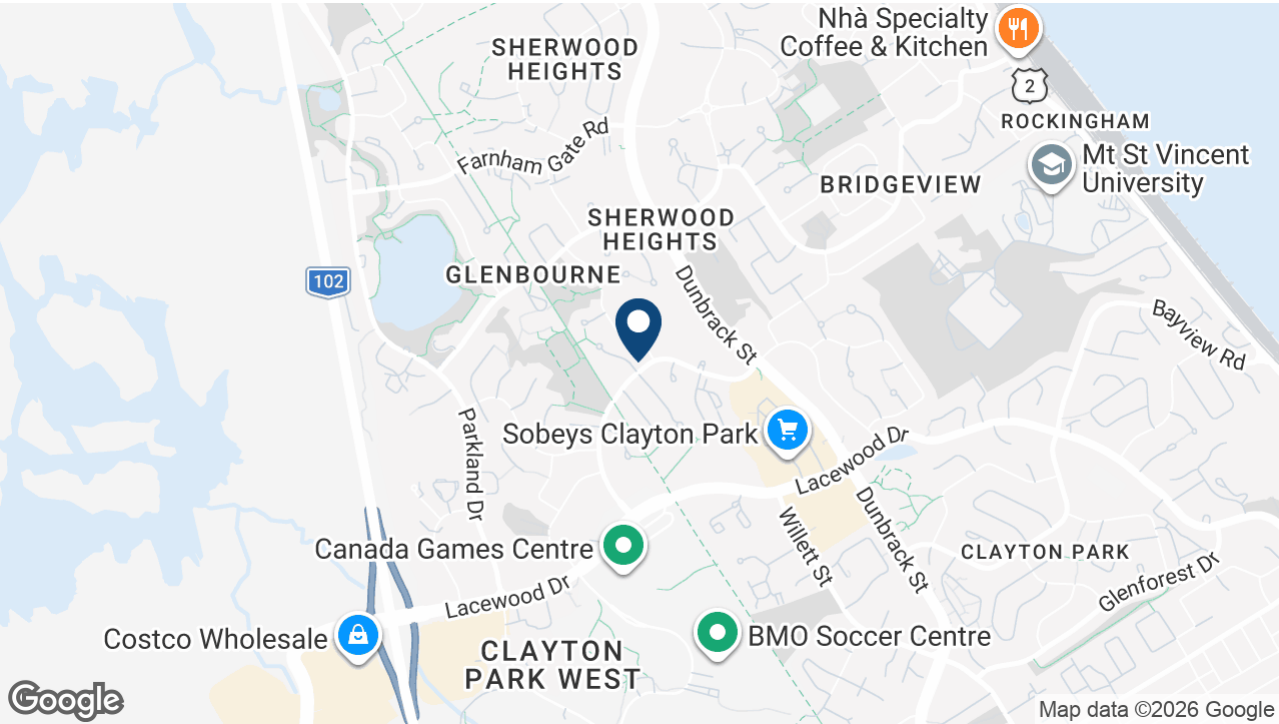
Basement

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

Income Information

Rental Income	Potential
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Location



Photos

