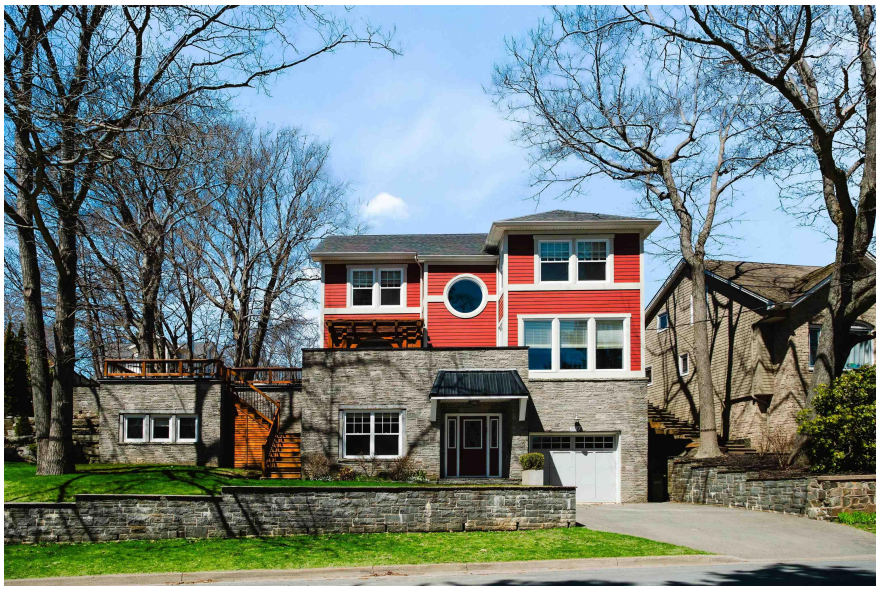
DOMUS REALTY

Halifax South

# 6177 Regina Terrace

$2,395,000






**Andrew Sheehan**

Domus Listing Agent

andrew@domus.ca

902.717.4205


## Description

Few homes in Halifax's South End are built like this one. Offering over 4,700 sq ft across four meticulously designed levels. With 5 bedrooms, 4 baths, this custom-built home offers the kind of scale, quality, and long-term functionality rarely found on one of Halifax's most sought-after family streets. Carved into the natural stone terrace with remarkable structural integrity, the home was designed with longevity and everyday ease in mind. Copper slate flooring, an imported sandstone exterior, a rooftop garden, and a rare non-hydraulic residential elevator serving all four levels set it apart from anything else at this price point in the South End. The

layout is exceptionally well suited for family living. Principal rooms are generous, bedrooms are private, and the main level, previously an in-law suite, adapts effortlessly for guests, teenagers, or live-in support. Four additional flex rooms offer room for a theatre, gym, office, games room, or future kitchenette as your needs evolve. Elevated into the hillside, the terraced grounds feel established and private. Mature trees, some centuries old, layered gardens, generous lawn, and ample space for a future in-ground pool complete a property that is as functional as it is beautiful. Just minutes from hospitals, universities, downtown, and Halifax's top schools, 6177 Regina Terrace is a rare opportunity to own a substantial South End home built to serve a family for decades.

---

## Specifications

| | |
|---|---|
| MLS® Number | 202628546 |
| Class | Residential |
| Type | Single Family |
| Bedrooms | 5 |
| Bathrooms (full/half) | 3/1 |
| Main Living Area | 4,736 sq. ft. |
| Total Living Area | 4,736 sq. ft. |
| Age | 15 years old |
| Garage | Single built-in |
| Flooring | Carpet,Hardwood,Slate |
| Heating | Ducted Cooling,Heat Pump -Ducted,In Floor |
| Fuel Type | Electric |
| Water Source | Municipal |
| Sewage Disposal | Municipal |

## Room Sizes

### Lower Level

| | |
|---|---|
| Elevator | 4.6x4.9 |
| Utility | 11.4x13.1 |

### Main Floor

| | |
|---|---|
| Mud Room | 7.6x8.4 |
| Foyer | 7x8.5 |
| Bedroom | 14.9x12.2 |
| Bath 1 | 5.10x11 |
| Media Room | 19.11x15.3 |
| Games Room | 14.11x11.3 |

### 2nd Level

| | |
|---|---|
| Kitchen | 17.3x21.6 |
| Dining Nook | 6.11x12.2 |
| Living Room | 19.5x13.10 |
| Dining Room | 12x14.1 |
| Den/Office | 14.8x11.5 |
| Den/Office | 14.8x12.10 |
| Bath 2 | 5.11x4.11 |
| Storage | 8.8x3.7 |

### 3rd Level

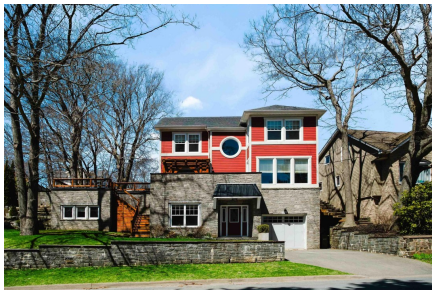
| | |
|---|---|
| Primary Bedroom | 22.9x14.2 |
| OTHER | 5x9.8 |
| OTHER | 9x5.2 |
| Ensuite Bath 1 | 9.11x14.1 |
| Den/Office | 7.5x12.5 |

| | |
|---|---|
| Den/Office | 10.4x12.7 |
| Laundry | 5.6x10.11 |
| Bedroom | 11.11x14.6 |
| Ensuite Bath 2 | 11.11x5.11 |
| Bedroom | 11.11x14.8 |

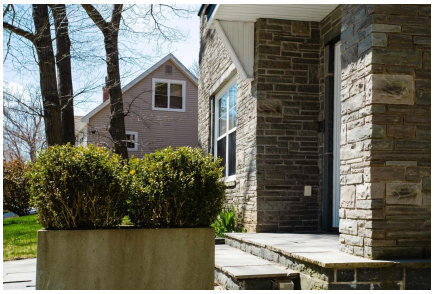
## Location

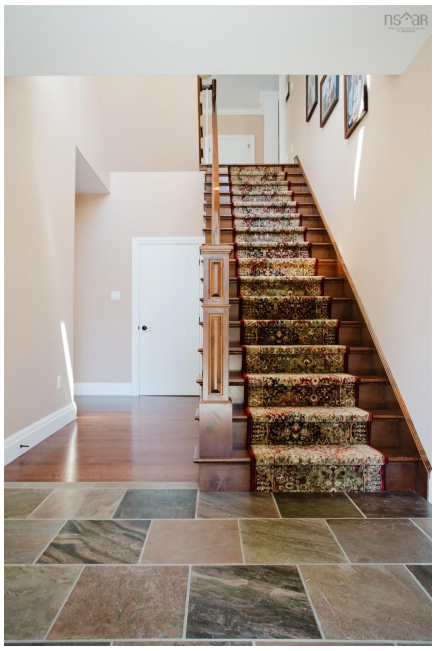


# Photos





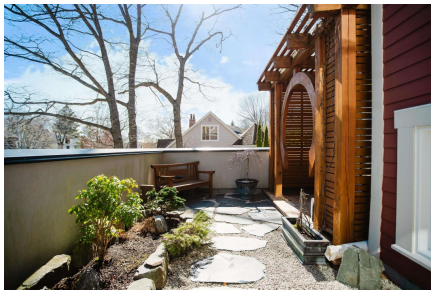


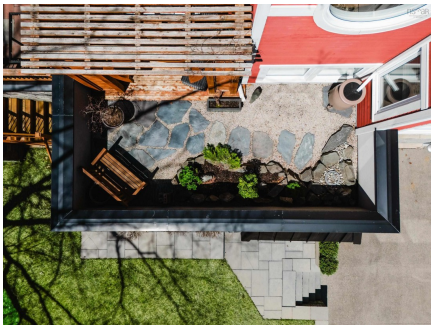






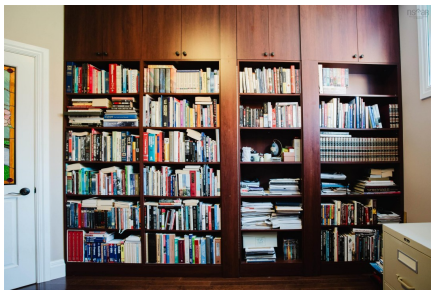




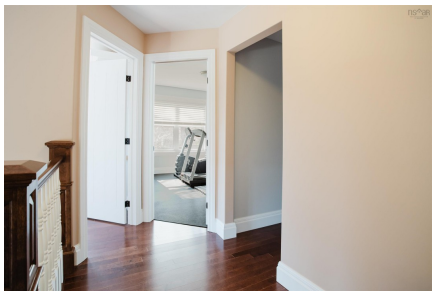








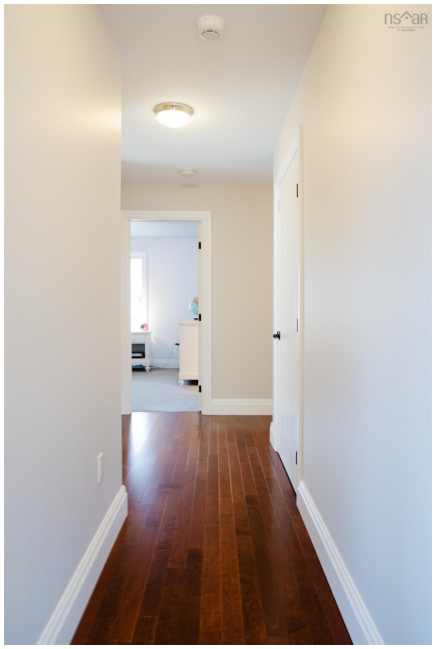




















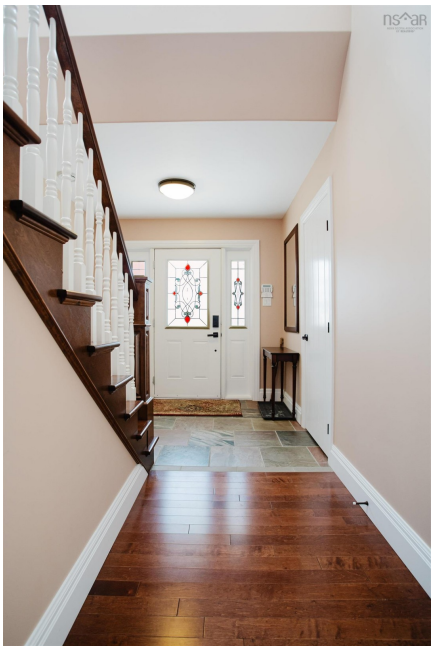


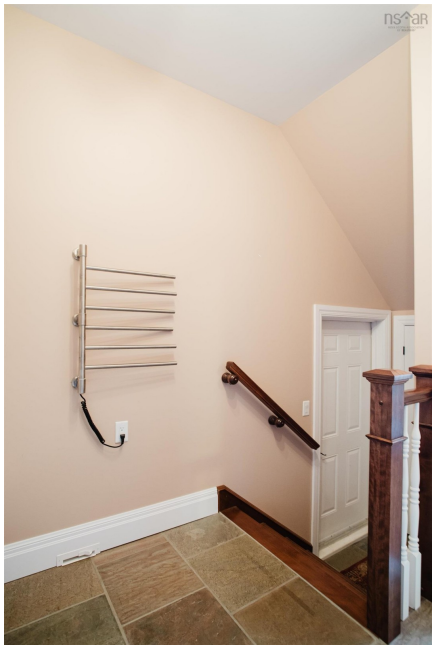


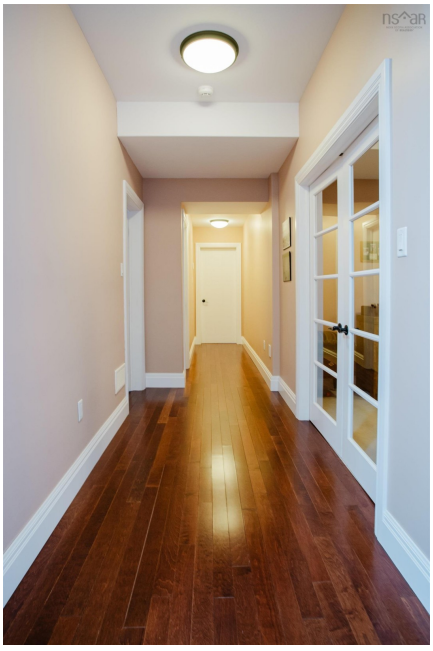

















Call
OFF
ON







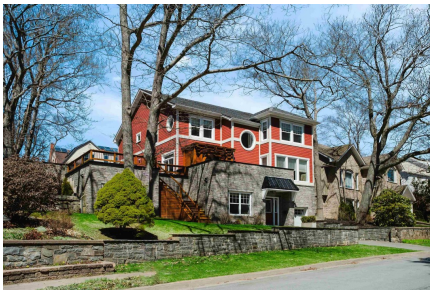


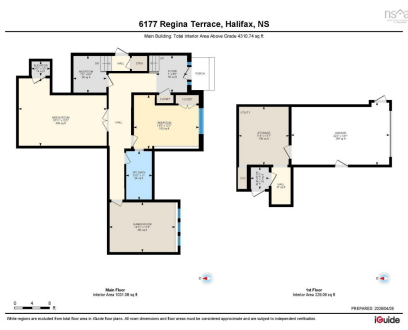











6177 Regina Terrace, Halifax, NS

# 6177 Regina Terrace, Halifax, NS

Main Building Total Interior Area Above Grade 4210.74 sq ft



2nd Floor
Interior Area 1680.80 sq ft



3rd Floor
Interior Area 1565.00 sq ft

0 5 10 ft

PREPARED: 2020/06/30

White regions are excluded from total floor area in iGuide floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGuide