



## 15 White Birch Lane, Dartmouth, NS, B2W 6B4

Offered at \$695,000

Beautifully appointed with modern light fixtures and neutral colours, this well-cared-for home is move-in ready. The welcoming front porch overlooks the green belt across the street. The perfect place to enjoy the warm summer evenings or watch the kids play on the quiet street out front. The expansive foyer opens to the living room with a floor-to-ceiling stone hearth with an electric fireplace. The living room opens to the sunny dining room, enhanced with beautiful hardwood flooring throughout the main level. The bright eat-in kitchen has a door to the rear deck, which overlooks the lovely, treed yard. Upstairs are three bedrooms, the primary has a large walk-in closet and ensuite and there is a second full bathroom and two bedrooms to complete this level. The lower level has a very large, bright rec room, bedroom, and laundry room. This home features two ductless heat pumps and two ETS units, energy efficiency and low heating costs. The rear yard has a beautifully cedar-shingled shed for additional storage. The award-winning Portland Estates Community enjoys the nearby amenities of walking trails, two lakes, playgrounds, tennis/basketball courts, soccer fields and more. Walking distance to the sought-after Portland Estates Elementary. Close to the highway, this location is perfect whether you work downtown Halifax or are in the military at the CFB Shearwater base. Enjoy swimming, boating, hiking and more just steps from your front door.

4 Bedrooms

3 Bathrooms

2,412 sqft

0.11 acres (lot size)

Built: 1993



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