



Leaman Murray
REAL ESTATE GROUP

KW SELECT REALTY
KELLERWILLIAMS.

17 Abbie Grace Lane, Stewiacke, NS





Welcome to 17 Abbie Grace Lane,,, an immaculate, one level 1512sqft home situated perfectly on just over one acre of well manicured grounds! Walking through the front door gives you that cozy, comfy feeling of calm and serenity! You are welcomed into the living room featuring a floor to ceiling stone wall with 2 sided propane fireplace and spectacular cathedral ceilings with beams accentuating the space. Picture yourself relaxing with a great book and a glass of Pinot Grigio!



The kitchen boasts stainless steel appliances, under cabinet lighting, backsplash, beautiful cabinetry, and an island with ample storage. The spacious dining room includes a gorgeous built in cabinet with a wine fridge. Access the backyard for family BBQ's through the patio doors located off the dining room.







This superior floor plan includes a large utility/storage room, extra deep closets, in-floor radiant heating, 18,000 BTU heat pump and laundry with overhead cabinetry within the main bathroom. The primary bedroom is delightful and includes ambient lighting in the tray ceiling. Let's not overlook the 28' x 28' garage with loft! The garage has a wood burning stove, 12,000 BTU heat pump and half bath. The grounds will be so much fun for your family as there is a 27' above ground pool, very large concrete patio, beautiful gardens and a pond! Don't let this home slip away!!



Shelly Dean
REALTOR®

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Price \$639,900
Status ACTIVE



 **Schedule a Showing**

MLS # 202312552
PID # 20471165 **PID #2**
PID #3 **PID #4**
Total Lot Size SqFt 48787.0 **Approx Acres** 1.1200

Address 17 Abbie Grace Lane
Community Stewiacke
Legal Description

NS B0N 2J0

Lot Size **Road** Public
Waterfront No
Water Frontage Type
Water Access/View
Square Footage (MLA) 1,512
Total Fin SqFt (TLA) 1,512
Building Dimensions 28 x 54
Zoning R4 **Title to Land** Freehold
Type Single Family **Style** Detached
Bldg Style 1 Level
New Construction N **Constr. Status**

District 104-Truro/Bible Hill/Stewiacke
Sub-District N/A
Elementary Winding River Consolidated School
Middle/Jr South Colchester Academy
High South Colchester Academy
Fr Imm
Fr Imm Mid
Fr Imm High
Other

Virt Tour URL Add'l Virt Tour 1 URL

Closing Date

Possession Negotiable

Price

Property Overview Welcome to 17 Abbie Grace Lane,,, an immaculate, one level 1512sqft home situated perfectly on just over one acre of well manicured grounds! Walking through the front door gives you that cozy, comfy feeling of calm and serenity! You are welcomed into the living room featuring a floor to ceiling stone wall with 2 sided propane fireplace and spectacular cathedral ceilings with beams accentuating the space. Picture yourself relaxing with a great book and a glass of Pinot Grigio! The kitchen boasts stainless steel appliances, under cabinet lighting, backsplash, beautiful cabinetry, and an island with ample storage. The spacious dining room includes a gorgeous built in cabinet with a wine fridge. Access the backyard for family BBQ's through the patio doors located off the dining room. This superior floor plan includes a large utility/storage room, extra deep closets, in-floor radiant heating, 18,000 BTU heat pump and laundry with overhead cabinetry within the main bathroom. The primary bedroom is delightful and includes ambient lighting in the tray ceiling. Let's not overlook the 28' x 28' garage with

EnerGuide Rating? N

EnerGuide Rating (GJ/Year)

Date EnerGuide Obtained

Property Size 1 to 2.99 Acres

Land Features Cleared, Landscaped, Level, Stream/Pond

Water Municipal

Sewage Septic

Utilities Cable, Electricity, High Speed Internet, Telephone

Heat/Cool Heat Pump -Ductless, In Floor, Radiant,
Fuel Type Electric, Propane
Flooring Ceramic, Laminate
Appliances Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator, Wine Fridge, Water
Rental Equip. Alarm System
Features Above Ground Pool, Alarm System, HRV (Heat Rcvry Ventln), Propane Fireplace

Exterior Vinyl
Roof Asphalt Shingle
Foundation Poured Concrete, Slab
Basement None
Driveway/Pkg Parking Spaces(s), Paved
Garage Detached, 1.5, Heated, Wired, Other
Structures Patio, Shed
Community Features Golf Course, Park, Playground, Recreation Center, School Bus

Inclusions fridge, stove, dishwasher, microwave, washer, dryer, pool, wine fridge, built-ins living/dining rms,

Exclusions Garage Fridges

Directions to Property Right off of Kitchener St, right off of St. Andrews St, 1st house on right

AG Bedrm 3 **BG** 0 **# Bdrm** 3
F Baths 2 **H Baths** 0 **T Baths** 2
Master On Main Floor? Yes
Building Age 9 **Yr Built** 2014 **Yr Built Unknown**

Sign Yes **HST (PEI)**
HST (NSAR) Exempt from HST
Migrated Yes **PDS** Yes
Rental Income Unknown

Garage Yes
Details Detached 28 x 28 with 14 x 28 heated loft, heat pump, wood burning stove, 2 pc bath
Restr/Prot Covenants No

Floor	Room	Size
Main Floor	Kitchen	14x10.11
Main Floor	Living Room	18.3x12.8
Main Floor	Primary	12x12
Main Floor	Bedroom	10.4x12.8
Main Floor	Bedroom	11x10.3
Main Floor	Bath 1	4PC
Main Floor	Bath 2	3PC

Floor	Room	Size
Main Floor	Dining Room	8.11x16 +jog
Main Floor	Mud Room	4.8x10.2 -jog
Main Floor	Utility	5.8x10.3

Floor	Room	Size

Monthly Condo Fee Fee Includes **Pet Friendly** **Plus Den Y/N** **No. of Parking Spaces**

Betterment Charges **Fees** **Fees**

Listing Office Keller Williams Select Realty

17 Abbie Grace Lane

Stewiacke, NS

HOODQ ADDRESS REPORT™

Leaman Murray Real Estate Group

902.292.7826

<http://www.LeamanMurray.ca>

SCHOOLS

With so many public schools near this home, your kids can thrive in the neighbourhood.

Winding River Consolidated School

Grades PK to 6

272 Kitchener St



Shubenacadie District Elementary School

Grades PK to 5

54 Mill Village Rd



Hants East Rural High School

Grades 9 to 12

2331 Hwy 2



Riverside Education Centre

Grades 6 to 8

6 Riverside Dr



SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 18.44km.

 **Musquodoboit Valley Memorial Hospital**
492 Archibald Brook Rd



 **Fire Station**
39 Corbett Rd

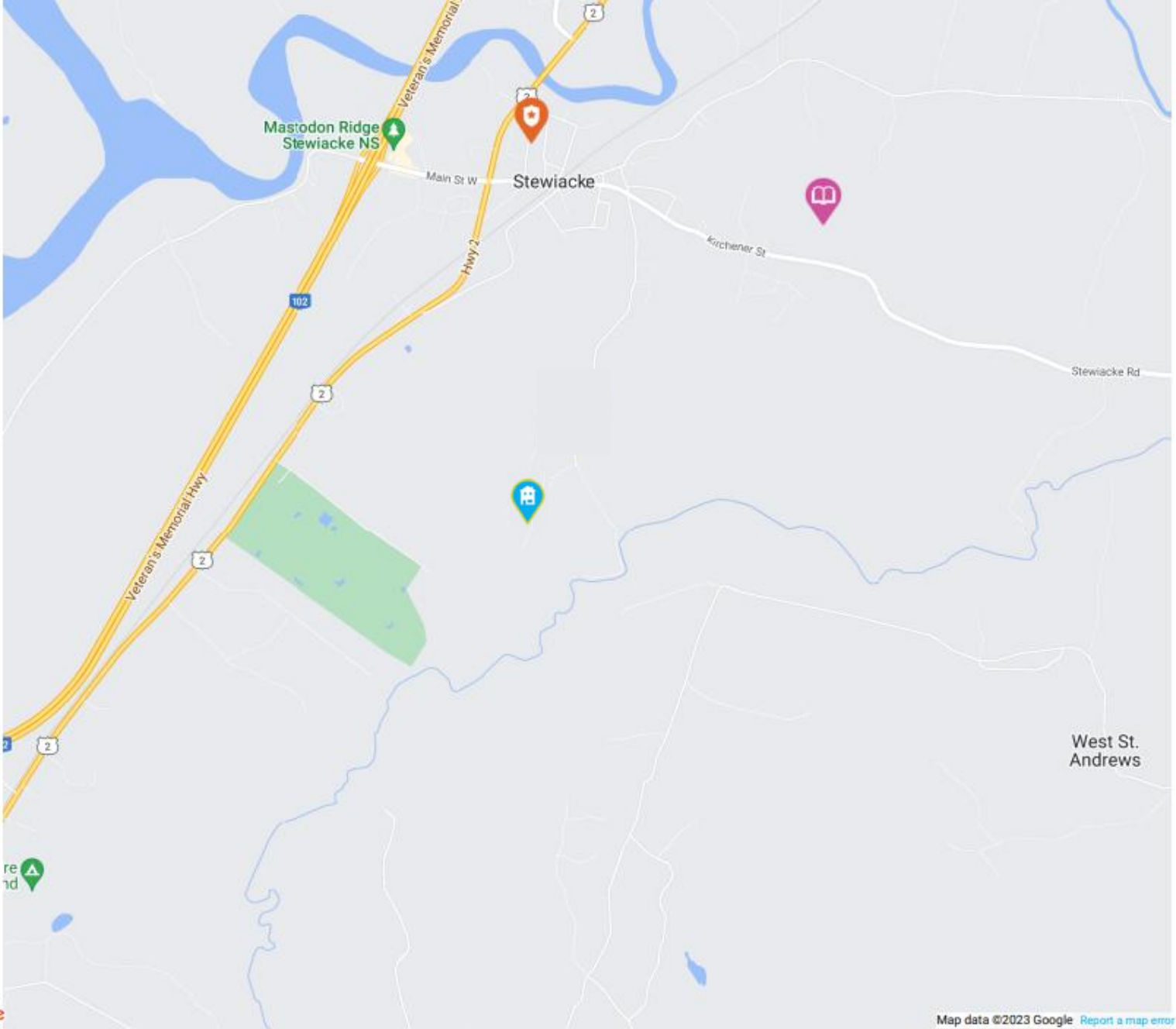


 **Police Station**
93 Riverside Ave



HoodQ

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- Elementary Schools
- Middle Schools
- High Schools
- Transit
- Safety
- Elementary Attendance Zone
- Middle Attendance Zone
- High Attendance Zone
- Parks

HoodQ

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A B r i e f H i s t o r y o n S t e w i a c k e

Stewiacke was named in the language of the local Mi'kmaq First Nations and is a word meaning "flowing out in small streams" and "winding river" or "whimpering or whining as it goes". During the French and Indian War, the British built Fort Ellis in the area to protect New England Planters from Mi'kmaq raids.

In the 1900's the chief of the Mi'kmaq First Nations at Millbrook said the native name for this place was pronounced "Ah-seed-ee-a-waac" which means "place where the sands move" which then slurred to "Stew-aack" then pronounced as we pronounce it today. Waterways were the main means of travel for long distances or transporting heavy loads until the late eighteenth century. For the ones who traveled on foot, the Mi'kmaq trails followed the ways making detours to important places. The trails were given the name "Green Road". The Trail was due north from where the present highways now cross Main Street to the river.

"Winding River" has been a subject of great length of research. Apparently, it first appeared in a local newspaper in 1920. There does not seem to be a connection between "Stewiacke" and "Winding River". However, it is possible that it was translated from the French from "Siktaweak" to present "Stewiacke" "River of Shifting Sands" is the first meaning.

Stewiacke is noted as being located halfway between the Equator and the North Pole. Calculations to determine this were done in 1937 by Geostat Canada.

A short distance from downtown Stewiacke is a marker indicating the true halfway point between the Equator and the North Pole. You might think halfway point would be at the 45th N Latitude, but because the earth is spherical, it actually lies a little further north and very near Mastodon Ridge.



Your *Dreams* Are Within Reach

We are Rated the #1 Best Real Estate
Agents in Halifax on Yelp.ca

Check out our Client Reviews on
Facebook, Yelp & LeamanMurray.ca

(*information based on MLS and Leaman Murray Statistics 2018, and Yelp.ca 10 Best Realtors in Halifax, Feb 4, 2019.
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