



Leaman Murray
REAL ESTATE GROUP

KW SELECT REALTY
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29 Sami Drive, Lower Sackville, NS





Welcome to 29 Sami Drive! This is your chance to own a fantastic semi-detached home in Lower Sackville. This 3 Bedroom, 2 Bathroom home has over 1,800 sq feet on three levels. A great home for anyone looking...

This home has many enjoyable features and upgrades over the years, such as new appliances: fridge (2018), dishwasher (2018), microwave (2018), stove (2015), washer and dryer (2016), hot water tank (2019), basement completely redone with new wiring, flooring, and a home theatre (2019), vinyl laminate flooring on main floor with new baseboards (2023), main bathroom fan (2023), plugs and switches (2023), cabinets painted (2018) with upgraded countertops (20218) in kitchen, new paint (2023 and 2022), most of the windows replaced (2018), patio and front door (2018), upgraded heaters on main level (2019), and so much more. The sellers are leaving two flat-screen tvs with the property that are wall-mounted saving you from the hassle.





Plenty to do in the community - For the Golfer: 11 Mins to Emerson Ridge Driving Ridge or 14 Mins to Ashburn Golf Course which has a history dating back to the 1920s. - For the Sailor: Only 10 Mins from Bedford Basin Yacht Club which has many programs for the whole family. - For the Beacher/Swimmer: Nearby many beaches such as First Lake, Papermill Lake, and the Bedford Lion Pool, great for the warm days. For Entertainment: Minutes away from Sackville Drive which has the SuperBowl and Cineplex perfect to spend a rainy day.





This home is in the perfect location. minutes from all your amenities, 5 Mins to the Cobequid Community Health Centre, 20 Mins to Downtown Halifax and Dartmouth, and 25 Mins to Halifax Airport. Book your private viewing today!



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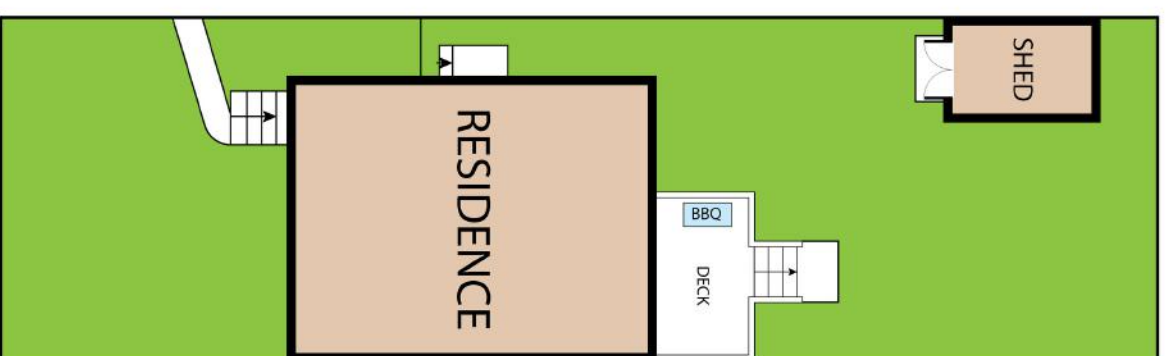
Andrew Murray

Angela Leaman

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29 Sami Drive, Lower Sackville B4C 3S4
TOTAL APPROX. FLOOR AREA 1,857 SQ.FT
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

BASEMENT	:	593 SQ.FT
FIRST FLOOR	:	620 SQ.FT
SECOND FLOOR	:	644 SQ.FT
TOTAL AREA	:	1,857 SQ.FT



Price \$339,900 Status ACTIVE		MLS # 202313866 PID # 40373946 PID #3 Total Lot Size SqFt 3037.00 Approx Acres 0.0697						
  Schedule a Showing								
Address 29 Sami Drive Community Sackville Legal Description		NS B4C 3S4						
Lot Size Waterfront No Water Frontage Type Water Access/View Square Footage (MLA) 1,232 Total Fin SqFt (TLA) 1,848 Building Dimensions 28x22 Zoning R1 Type Single Family Bldg Style 2 Storey New Construction N		Road Title to Land Freehold Style Semi-Detached Constr. Status						
Distric 25-Sackville Sub-District 25-A Elementary Hillside Park Elementary School Middle/Jr AJ Smeltzer Junior High School High Sackville High School Fr Imm Cavalier Drive School Fr Imm Mid Leslie Thomas Junior High School Fr Imm High Sackville High School Other								
Property Overview Welcome to 29 Sami Drive! This is your chance to own a fantastic semi-detached home in Lower Sackville. This 3 Bedroom, 2 Bathroom home has over 1,800 sq feet on three levels. A great home for anyone looking... This home has many enjoyable features and upgrades over the years, such as new appliances: fridge (2018), dishwasher (2018), microwave (2018), stove (2015), washer and dryer (2016), hot water tank (2019), basement completely redone with new wiring, flooring, and a home theatre (2019), vinyl laminate flooring on main floor with new baseboards (2023), main bathroom fan (2023), plugs and switches (2023), cabinets painted (2018) with upgraded countertops (20218) in kitchen, new paint (2023 and 2022), most of the windows replaced (2018), patio and front door (2018), upgraded heaters on main level (2019), and so much more. The sellers are leaving two flat-screen tvs with the property that are wall-mounted saving you from the hassle. Plenty to do in the community - For the Golfer: 11 Mins to Emerson Ridge Driving Ridge or 14 Mins to Ashburn Golf Course which has a history								
EnerGuide Rating? EnerGuide Rating (GJ/Year) Date EnerGuide Obtained Property Size Under 0.5 Acres Land Features Cleared, Landscaped, Level Water Municipal Sewage Municipal Utilities Cable, Electricity, High Speed Internet, Telephone		Heat/Cool Baseboard Fuel Type Electric Flooring Carpet, Ceramic, Hardwood, Laminate, Vinyl Appliances Stove, Dishwasher, Dryer, Washer, Refrigerator Rental Equip. None Features Air Exchanger						
Exterior Brick, Vinyl Roof Asphalt Shingle Foundation Poured Concrete Basement Full, Fully Developed Driveway/Pkg Paved, Single Garage None Structures Deck, Shed Community Features Park, Playground, Public Transit, Recreation Center, School Bus								
Inclusions Exclusions								
Directions to Property Sackville Drive, to Armoyan to Sami to civic address.								
AG Bedrm 3 BG 0 # Bdrm 3 F Baths 1 H Baths 1 T Baths 2 Master On Main Floor? No Building Age 37 Yr Built 1986 Yr Built Unknown		Sign Yes HST (PEI) HST (NSAR) Exempt from HST Migrated Yes PDS Yes Rental Income No						
Garage No Details Restr/Prot Covenants Yes								
Floor	Room	Size	Floor	Room	Size	Floor	Room	Size
Main Floor	Living Room	12.3x15.10	2nd Level	Bath 2	4PC			
Main Floor	Dining Room	8.6x10.10	Basement	Rec Room	16.3x25.8			
Main Floor	Kitchen	11.6x10.9	Basement	Utility	8.3x12.11			
Main Floor	Bath 1	2PC						
2nd Level	Primary	11.1x12.7						
2nd Level	Bedroom	10.7x10						
2nd Level	Bedroom	9.6x10.2						
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								



29 Sami Drive

Lower Sackville, NS

HOODQ ADDRESS REPORT™

Leaman Murray Real Estate Group

902.292.7826

<http://www.LeamanMurray.ca>

SCHOOLS

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



A. J. Smeltzer Junior High School

Designated Catchment School
Grades 6 to 8
46 Prince St

Hillside Park Elementary School

Designated Catchment School
Grades PK to 5
15 Hillside Ave

Sackville High School

Designated Catchment School
Grades 9 to 12
1 Kingfisher Way

École Du Grand-Portage

Designated Catchment School
Grades PK to 6
100 Stokil Dr

École Secondaire Du Sommet

Designated Catchment School
Grades 6 to 12
500 Larry Uteck Blvd

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Riverview Payzant Park

Sackville Dr



1 min

Mary Beth Benedict Memorial Park

Hallmark Ave



6 mins

Sackville River Linear Park

Old Beaver Bank Rd



2 mins

FACILITIES WITHIN A 20 MINUTE WALK

1 Playground
6 Tennis Courts
1 Basketball Court
6 Ball Diamonds

1 Sports Field
1 Sports Court
1 Trail

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away.

Nearest Street Level Transit Stop

Sackville Dr Before Skyridge Ave (7331)

3 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a hospital, a police station, and a fire station within 2.04km.

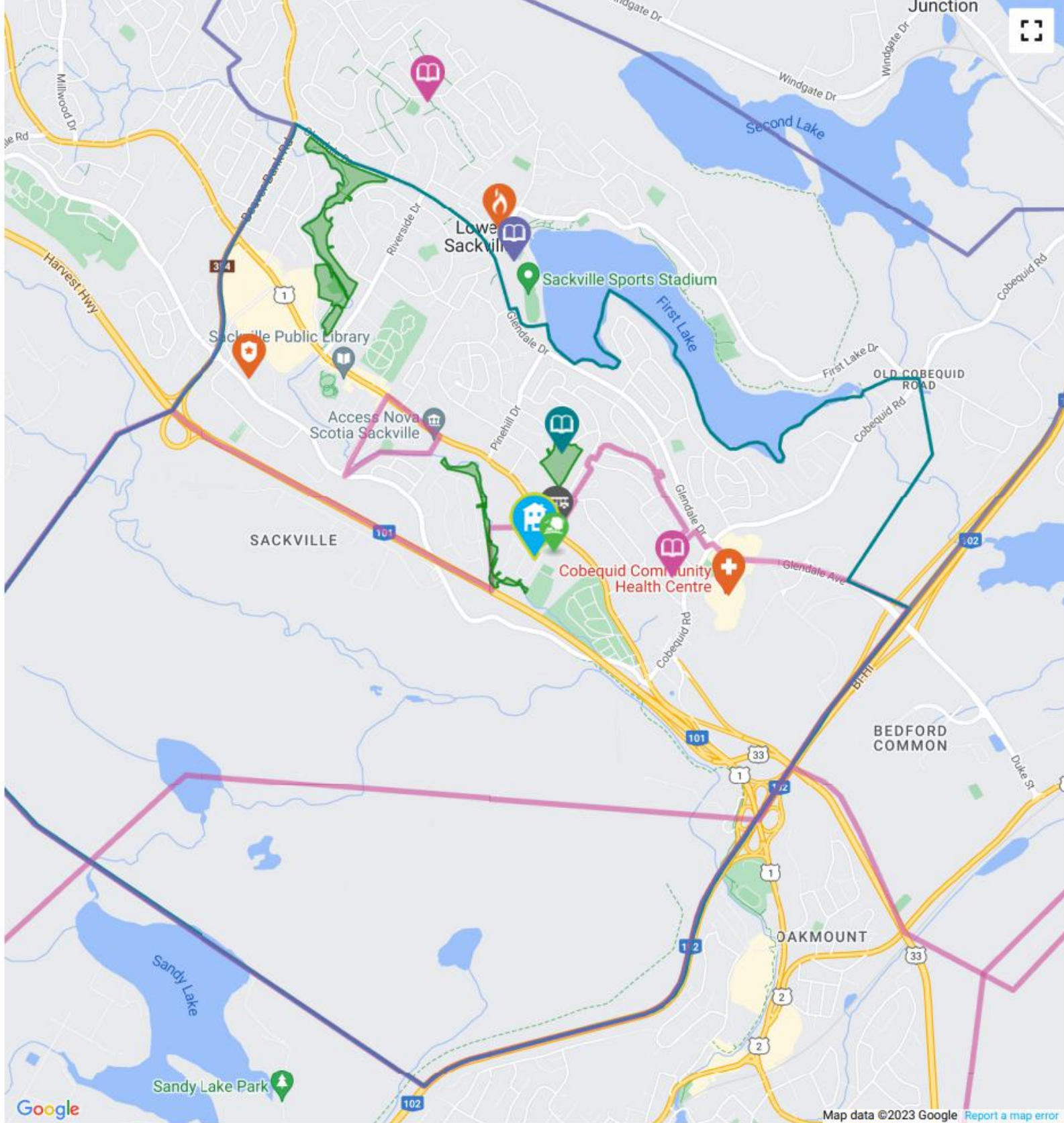
Cobequid Community Health Centre
40 Freer Lane

Fire Station
1 Metropolitan Ave

Police Station
711 Old Sackville Rd

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 a c k v i l l e

Before the European colonization in 1749, the Mi'kmaq lived in this area for thousands of years. In August 1749, Captain John Gorham, acting on orders from Governor Edward Cornwallis to establish a military fort named Fort Sackville (The community was named after George Germain, 1st Viscount Sackville. Lower Sackville is now one of the fastest growing communities in Nova Scotia, and contains a mix of residential and commercial development in the Sackville River valley, immediately north of the former town of Bedford.

As the community grew, the oak trees that lined the main drive were cut down one by one due to poor urban planning, and as more homes were desired the farmlands decreased to make way for further urbanization. Before amalgamation into the Halifax Regional Municipality in 1996, Lower Sackville was an unincorporated part of Halifax County.

In the 1950s and 1960s it was a destination for Haligonians seeking entertainment at the drive-in theater, WW2 bomber plane ice cream attraction and Sackville Downs harness racing track which provided entertainment until it closed in 1986. A result of its unincorporated status before 1996, Lower Sackville and adjacent unincorporated communities such as Middle Sackville and Upper Sackville did not benefit from appropriate planning and are examples of urban sprawl.

The community's growth reflects its central location, near both Halifax and Dartmouth, with easy access to Highway 102, Highway 101 and Halifax Stanfield International Airport. Proximity to downtown Halifax and Burnside and Bayers Lake Industrial Parks gives the suburbs of Lower Sackville the advantages of employment opportunities and services of a larger city, and is typical of most commuter communities experiencing growth in North America. Lower Sackville has experienced ribbon/strip-style commercial development along Trunk 1 since the 1960s.

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.
Not intended to solicit people or properties currently under contract.