

110 PENNINGTON DRIVE



LEAMAN & Associates

ENJOY THE JOURNEY -- LOVE THE DESTINATION

LEAMAN & ASSOCIATES | KELLER WILLIAMS SELECT REALTY

0.25 SQ FT





ENJOY THE JOURNEY,
LOVE THE DESTINATION

RESIDENTIAL * INVESTMENT * LUXURY * LAND



MESSAGE FROM
THE AGENT

DEAR FUTURE HOMEOWNER,

Welcome to 110 Pennington Drive and your new future home!

I am excited to introduce you to this stunning property located in the heart of Beaver Bank. This charming residence not only offers a gorgeous living space but also a wonderful location that offers privacy with only a short drive to many amenities. The area is known for its welcoming atmosphere, excellent schools and safe, peaceful streets where families of all kinds can thrive.

As you explore this property, imagine the countless memories waiting to be made. I am confident that this home will exceed your expectations. Please don't hesitate to reach out if you have any questions or if you'd like to schedule to view this home again. I am here to assist you in every step of the way to making this house your new home.

Welcome to a new chapter filled with comfort, convenience, and community.

Warm regards,

Angela Leaman

REALTOR® | TEAM LEAD | MANAGING ASSOCIATE BROKER

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www.LeamanRE.ca

110 PENNINGTON DRIVE



BEDROOMS (4)

3 Bedrooms on the upper floor
1 Bedroom on the lower floor



BATHROOMS (2)

4 piece bath - upper floor with tub and shower
3 piece bath - lower floor - Newly Renovated -
Tile Shower and Automated Faucet



DIMENSIONS

Finished Living Area: 2110 sq ft.
workshop Area: 224 sq ft.
Lot: 11,015 sq ft. (0.25 Acres)

EXPENSES

\$2,748
(\$229 m)

PROPERTY TAXES
2024/2025

\$1896
(\$158 m)

NOVA SCOTIA POWER
Estimated for Last 12 months of usage

\$1000
(\$83 m)

HEATING
Oil & Pellet (3 Bags)
Estimated for the Last 12 months of usage



HEAT PUMPS

Living room 2021

Primary Bedroom 2021

Lower Family room 2021

Dining room 2023

KITCHEN

Renovated (Approx. 2019)

Fridge - Stainless Steel French Door - Samsung (2019)

Stove - Stainless Steel / Dual Oven - Samsung (2019)

Microwave Range - Stainless Steel - Samsung (2019)

Dishwasher - Stainless Steel - 3 tier - Bosch (2024)

DINING ROOM

Renovated (2023)

BATHROOM

Renovated (2025)

Tile Shower

Automated Faucet

LANUNDRY

Washer - LG - 2022

Dryer - LG - 2021

OTHER FEATURES

Roof (Approx. 2017)

Furnace Serviced/Cleaned (2024)

Espresso Engineered Hardwood (2019)

Willow Trees and Arctic kiwi

Driveway Regraded, Ready for paving (2022)

Cement pad under Carport (2024)

Interior Doors & Crown Moulding (2022)

12X14 Wired Shed (2020)

Sauna Rewired (2025)

Front Steps (2024)

Wired for Generator (20





Pride of Ownership shows in this Stunning Side Split

Welcome to your dream home in the heart of Beaver Bank! This beautifully renovated side split offers the perfect blend of modern amenities and charming features, making it an ideal sanctuary for families or those who love to entertain.

Key Feature

- **Spacious Interior:** This home boasts four generously sized bedrooms, providing ample space for family, guests, or a home office. The primary bedroom, living room, lower family room, and dining room are all equipped with heat pumps, with 40,000 BTU out door unit, ensuring year-round comfort. Additionally, the living room features a cozy pellet stove, adding warmth and ambiance to your living space.





- The interior includes elegant crown molding and Winslow Masonite 3-panel smooth doors, Espresso Engineered hardwood and Wrought iron rails providing an elegant, decorative touch of luxury and enhancing the home's overall appeal.
- The heart of the home features a beautifully renovated kitchen and dining room equipped with modern stainless steel appliances, including a 3-tier Bosch dishwasher, a large french door fridge, a ceramic top stove/oven, and a microwave range hood. With sleek finishes and ample soft-close cupboard space, it's perfect for creating culinary masterpieces or casual family meals and the dining room features additional cupboard space and a patio door that walks out to the wrap around deck, to entertain guests or enjoy peaceful mornings, a perfect spot for barbecues, outdoor dining or simply soaking up the sun, seamlessly blending indoor and outdoor living.

- Enjoy the luxury of a deep soaker tub and marble vanity countertop, and safety bars upstairs and a renovated bathroom complete with stylish tile shower and automated faucet downstairs, offering both convenience and sophistication.
- Unwind in your personal indoor sauna, a luxurious addition that provides a spa-like experience at home.
- This home has an additional 224 sqft of unfinished workshop, bringing the total area to 2434 sq ft to enjoy.



Outdoor Oasis

- Keep your vehicle protected from the elements with the convenient carport, which also provides seamless entry to your workspace. The workshop is insulated and equipped with 20amp service, the 12x14 wired shed has insulated floors and is also equipped with 20amp service, as well as an additional storage structure perfect for all your projects and storage needs.
- Step outside to a beautifully landscaped yard adorned with graceful willow trees and vibrant gardens filled with low-maintenance, beautiful flowers. The yard also features a delightful tire swing, offering fun and joy for all ages. Additionally, two fruit-bearing Arctic Kiwi vines climb elegantly on the arbour, adding both beauty and a touch of nature's sweetness to your outdoor space.
- The driveway was regraded and gravelled with a retaining wall for added parking, ensuring ample space for you and your guests.

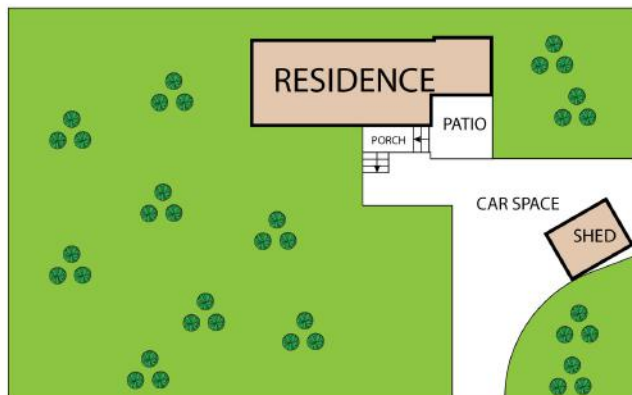
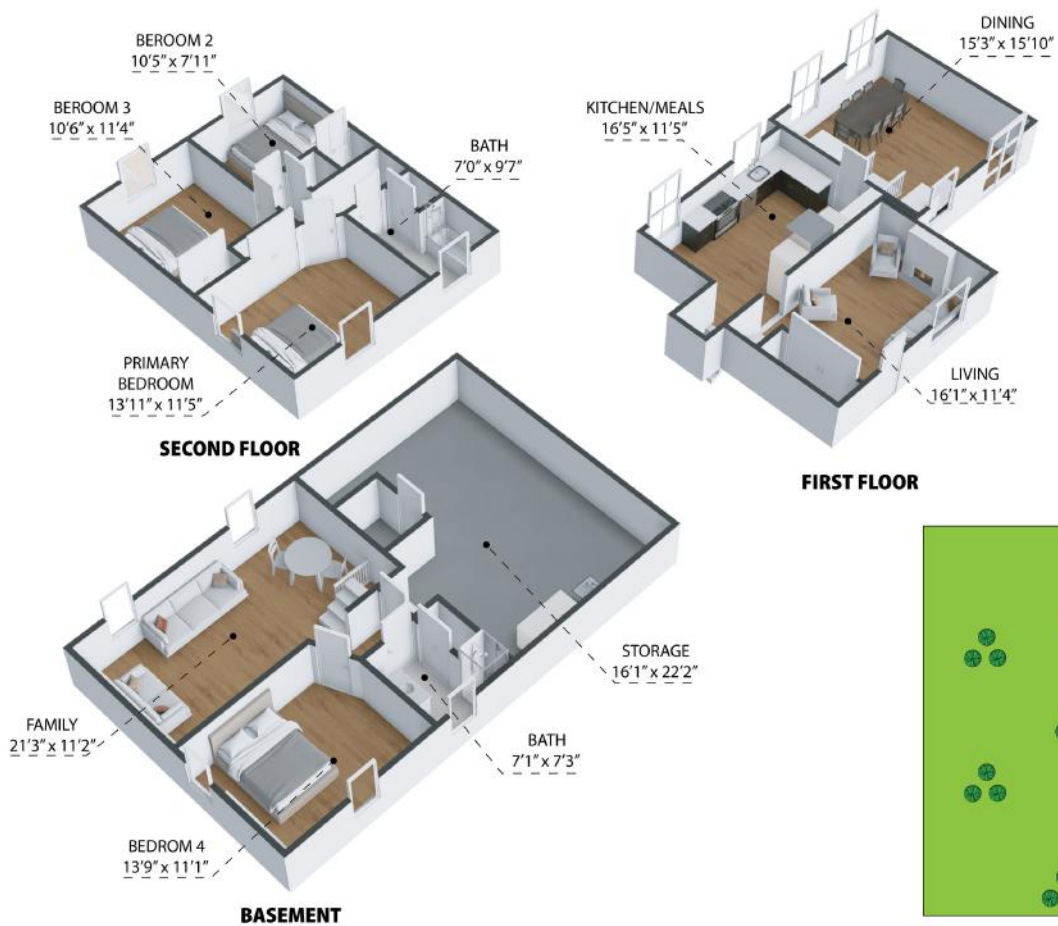


The home is also generator ready, providing peace of mind during power outages.

Ideal Location

- Situated mins to public transit, Just 30 mins from downtown Halifax and the airport, this home offers the perfect balance of tranquility and convenience. Enjoy the serene atmosphere of Beaver Bank while being close to urban amenities, entertainment, and travel hubs. Plus, you're just 8 minutes away from the Lost Creek Golf Course, perfect for golf enthusiasts. This exquisite side split home is a rare find and won't last long on the market. Schedule a viewing today and step into your future!





110 Pennington Drive

Beaver Bank, NS

HOODQ ADDRESS REPORT™

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<https://hoodq.com>

HoodQ
Homebuyer
Hub

SCHOOLS

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



Nearby Schools

Harold T. Barrett Junior High School

Designated Catchment School
Grades 6 to 8
862 Beaver Bank Rd

Beaver Bank - Monarch Drive Elementary School

Designated Catchment School
Grades PK to 5
38 Monarch Dr

LookDeeper

Lockview High School

Designated Catchment School
Grades 9 to 12
148 Lockview Rd

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.



Harold T Barrett Jr High School Park

862 Beaver Bank Rd



6 mins



Beaver Bank-Monarch Drive School Park

38 Monarch Dr



16 mins



Barrett Lake Park

Pinehaven Dr



12 mins

FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds 2 Sports Courts
2 Basketball Courts 2 Trails
2 Sports Fields

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 7 minute walk away.



Nearest Street Level Transit Stop

Beaver Bank Rd After Danny Dr (8750)



7 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 7.56km.



Cobequid Community Health Centre

40 Freer Lane



Fire Station

1581 Beaver Bank Rd



Police Station

711 Old Sackville Rd

FINANCE

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