

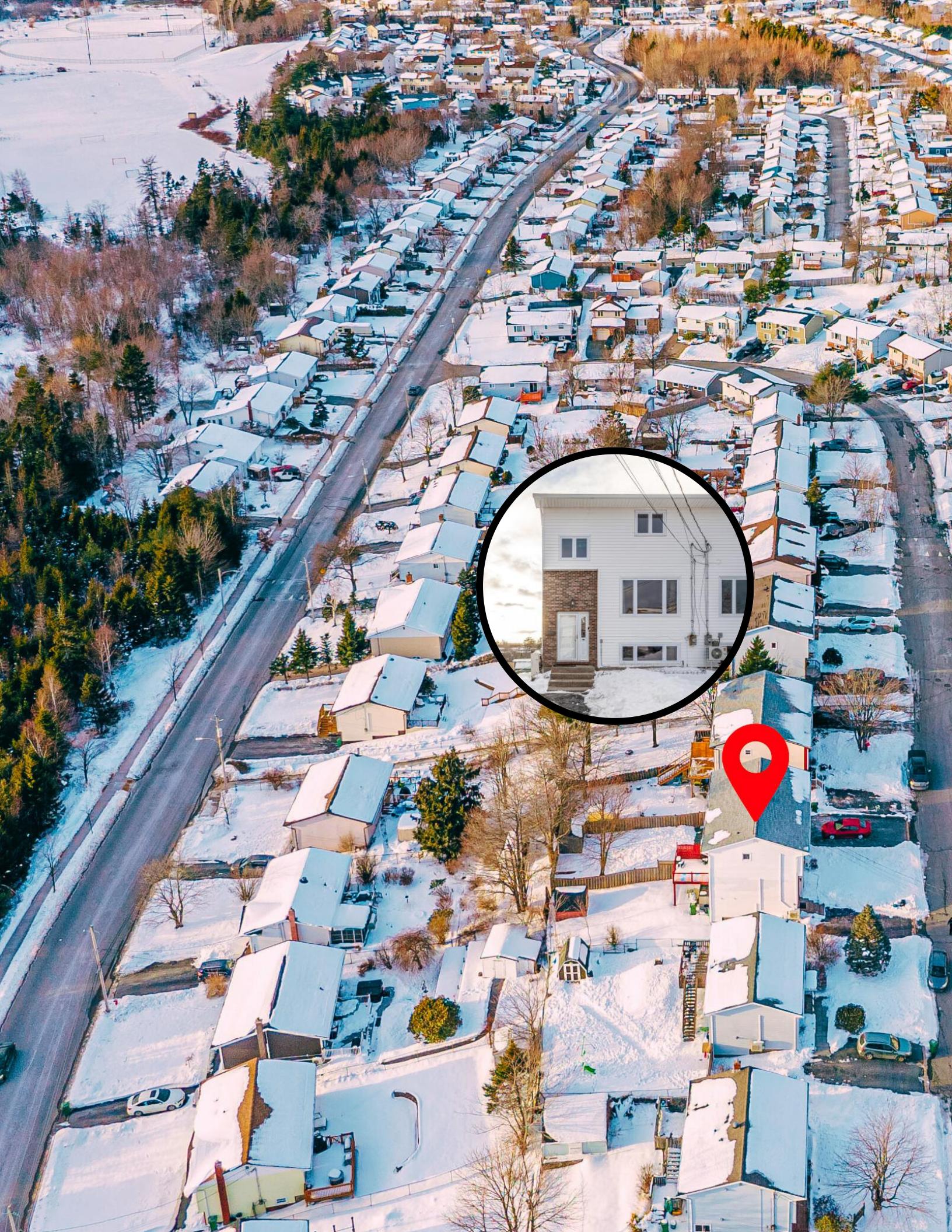


43 INGLEWOOD CRESCENT

3 BEDROOMS | 2 BATHROOMS | 1881 SQ FT



KW SELECT REALTY
KELLERWILLIAMS.





NOVA SCOTIA REAL ESTATE SERVICES

ENJOY THE JOURNEY



LOVE THE DESTINATION

RESIDENTIAL * INVESTMENT * LUXURY * LAND



THE AGENT

DEAR FUTURE HOMEOWNER,

Welcome to your new future home!

I am excited to introduce you to this stunning property. 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
902.292.7826 | Angela@LeamanRE.ca
www.LeamanRE.ca

43 INGLEWOOD CRESCENT



BEDROOMS (3)

3 Bedrooms on the upper floor

2 Bedroom on the lower floor



BATHROOMS (2)

4 piece bath - 2nd Floor - 4 piece bath

3 piece bath - Basement - Stand-up Shower



DIMENSIONS

Finished Living Area: 1881 sq ft.

Lot: 3098 sq ft. (0.07 Acres)

EXPENSES

| | |
|----------|----------------|
| \$2238 | PROPERTY TAXES |
| (\$187m) | 2024/2025 |

| | |
|-----------|-------------------|
| \$2700 | NOVA SCOTIA POWER |
| (\$225 m) | Approximate |

| | |
|-----|---------------------------|
| \$0 | HEATING |
| | Propane (yearly lease) |
| | Currently not being used. |



HEAT PUMPS

3 Heat Pumps

Located on each landing per floor
(2015)

KITCHEN

Counters (2022)

Fridge - White - Kenmore

Stove - White - Kenmore

LAUNDRY

Washer - LG (2022)

Dryer - LG (2022)

ROOF

HOUSE (2023)

SHED (2024)

OTHER FEATURES

Back Door (2021)

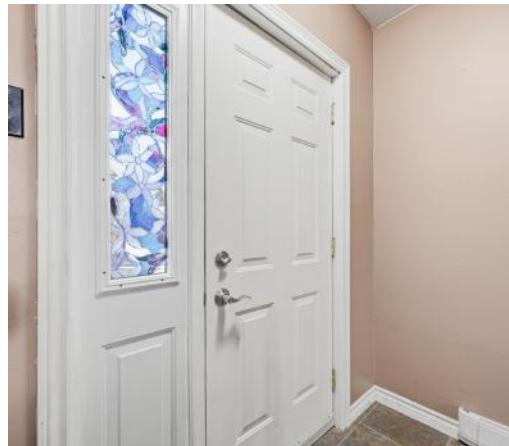
Interior and Exterior Plugs (2023)

Light fixtures (2023)



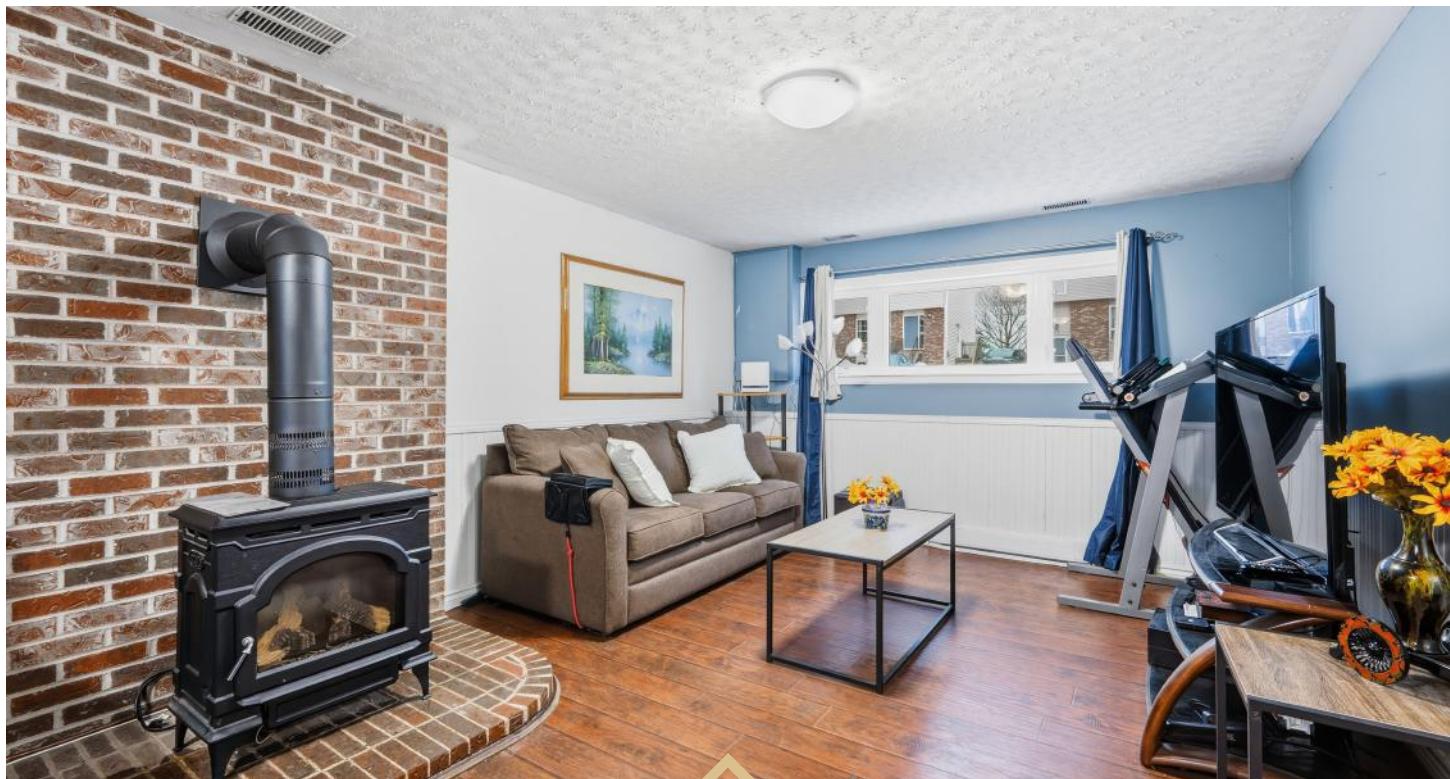
Welcome to your dream home!

DISCOVER EASY LIVING IN THIS WELL-KEPT 3-LEVEL SEMI IN A GREAT NEIGHBOURHOOD THAT IS QUIET, WITH MANY HELPFUL NEIGHBOURS AND A NUMBER OF SCHOOL IN THE COMMUNITY. ENJOY A SPACIOUS KITCHEN WITH LOTS OF STORAGE AND A BRIGHT DINING ROOM THAT LEADS TO THE BACK DECK. EACH FLOOR HAS ITS OWN HEAT PUMP FOR COMFORTABLE LIVING YEAR-ROUND. THE LOWER LEVEL FEATURES A ROOMY REC SPACE WITH A PROPANE STOVE LAUNDRY ROOM AND ACCESS TO THE LARGE PARTIALLY FENCED BACKYARD FOR HOURS OF RELAXATION OR FUN. UPSTAIRS ARE THREE BEDROOMS, INCLUDING A PRIMARY WITH DOUBLE CLOSETS. THE BATHROOM IS READY FOR UPDATES, OFFERING A SIMPLE WAY TO BUILD EQUITY.

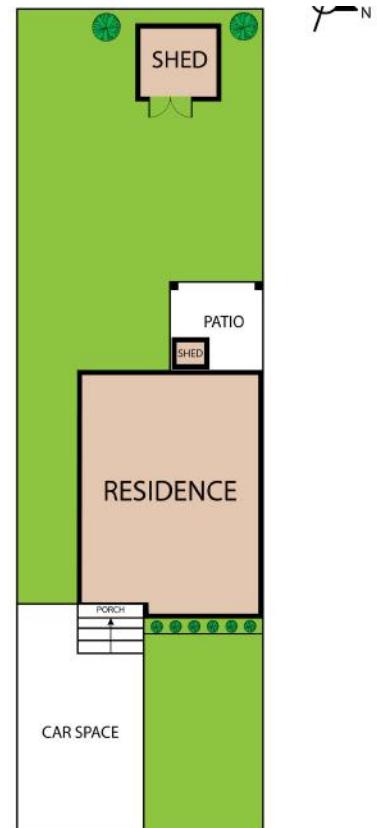
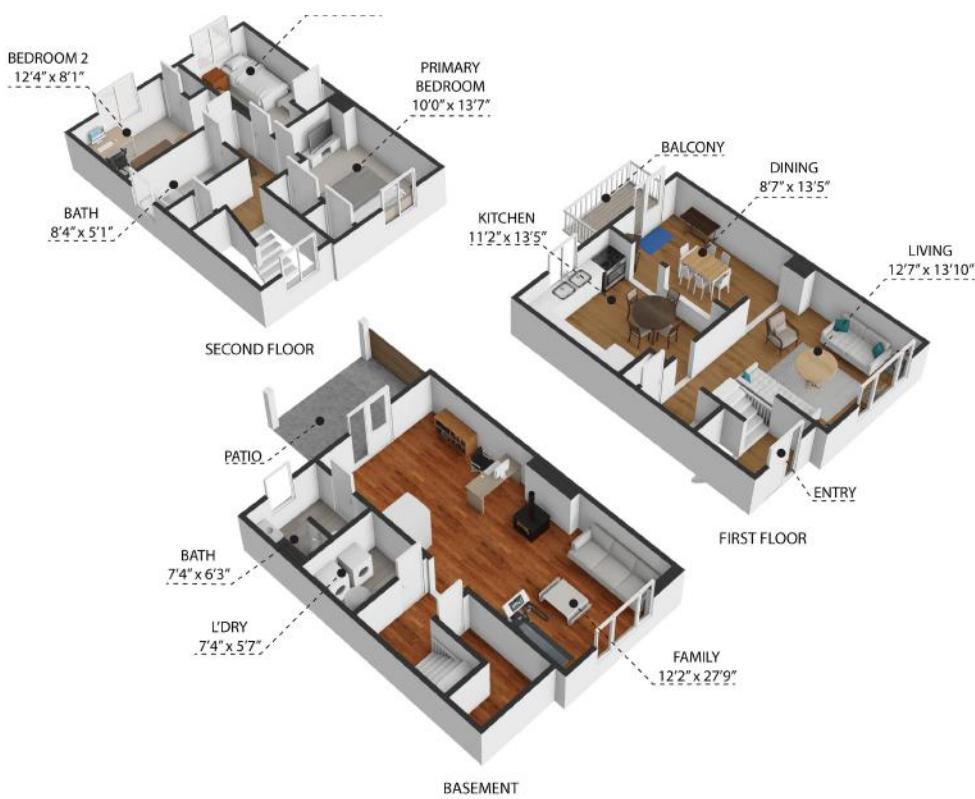


ideal location

SITUATED CLOSE TO MANY AMENITIES, ENTERTAINMENT AND HIGHWAY SYSTEMS. CLOSE TO PUBLIC TRANSIT, DOWNTOWN HALIFAX (30 MINS), AIRPORT (20 MINS). THREE BOATING/SAILING CLUBS (20 MINS), GRANDVIEW GOLF AND COUNTRY CLUB (10 MINS), COLE HARBOUR PLACE SPORT COMPLEX (5 MINS) AND IF THE OCEAN, A BEACH OR LAKE IS WHAT CALLS YOU...YOU WILL FIND MANY WITHIN 10-20 MINS, ALONG THE BEAUTIFUL UNIQUE EASTERN SHORE COAST LINE SUCH AS RAINBOW HAVEN. THIS SEMI-DETACHED WON'T LAST LONG ON THE MARKET. SCHEDULE A VIEWING TODAY AND STEP INTO YOUR FUTURE!



43 INGLEWOOD CRESCENT



SCHOOLS

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



Nearby Schools i

Cole Harbour District High School

Designated Catchment School
Grades 10 to 12
2 Chameau Cres

Colonel John Stuart Elementary School

Designated Catchment School
Grades PK to 6
5 John Stewart Dr

LookDeeper ↳

Sir Robert Borden Junior High School

Designated Catchment School
Grades 7 to 9
16 Evergreen Dr

École Du Carrefour

Designated Catchment School
Grades 5 to 8
201 Portage Ave

École Bois-Joli

Designated Catchment School
Grades PK to 4
211 Portage Ave

École secondaire Mosaique

Designated Catchment School
Grades 9 to 12
361 John Savage Ave

PARKS & REC

This home is located in park heaven, with 3 parks and 21 recreation facilities within a 20 minute walk from this address.



Inglewood Crescent Park

Inglewood Crescent

George Bissett Elementary School Park

170 Arklow Dr

Cole Harbour Commons / Cole Harbour Place

51 Forest Hills Pkwy



FACILITIES WITHIN A 20 MINUTE WALK

| | |
|--------------------|---------------------|
| 2 Playgrounds | 1 Track |
| 1 Pool | 1 Community Centre |
| 2 Rinks | 1 Skateboard Park |
| 4 Tennis Courts | 1 Sports Court |
| 1 Basketball Court | 2 Trails |
| 2 Ball Diamonds | 1 |
| 3 Sports Fields | Fitness/Weight Room |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only 8.2 km away, and the nearest street transit stop is a minute walk away.

Nearest Rail Transit Stop

Halifax

Nearest Street Level Transit Stop

John Stewart Dr After Inglewood Cr
(6990)



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 6km.

Dartmouth General Hospital

325 Pleasant St

Fire Station

1150 Cole Harbour Rd

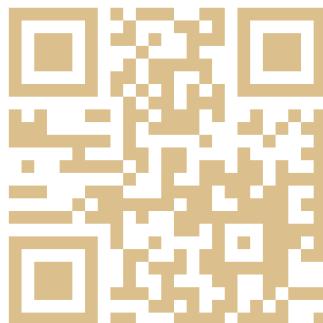
Police Station

1171 Cole Harbour Rd



ANGELA LEAMAN
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LEAMAN & ASSOCIATES
KELLER WILLIAMS



SCAN FOR
MORE INFO