



Leaman Murray
REAL ESTATE GROUP

KW SELECT REALTY
KELLERWILLIAMS.

89 Montebello Drive, Dartmouth, NS





Welcome to 89 Montebello Drive in the fantastic Montebello Neighbourhood of Dartmouth! This is your chance to own a wonderful home with long term owners that loved and cared for the property and is ready for new owners to make new memories. This home has 4 Bedrooms, 2 Bathrooms on 3 levels with over 1700 sq. feet of living space for entertaining or your own personal enjoyment.

Clean, bright, and warm... this home has many features such as heat pumps (2021), updated windows & doors (2016) bringing in incredible natural light, freshly painted ceilings (2023), dishwasher, washer and dryer (2020), paved driveway, and a spacious patio. The lower level area could be perfect for teens or extended family, as a den, music room or playroom, or an office space with it's own half bathroom. The possibilities are endless.





Plenty to do in the community -For the Golfer: 9 Mins from Brightwood Golf & Country Club with a history dating back to 1914. - For the Sailor: 11 Mins from the Dartmouth Yacht Club which is nestled in Wright's cove - a sheltered recess with high land on both sides located on the eastern shore of the Halifax Harbour. - For the Beacher/Swimmer: Less than 10 Mins from a number of beaches: Shubie Beach, Brookdale Crescent Park and Beach, Lake Banook which has a paddling club attached, just to name a few, perfect places to spend those hot summer days.



Surrounded by lots of amenities and around the corner from Public Transit. Close by is the Zatzman Sportsplex with many activities. It is surrounded by playgrounds, parks, and trails. Many things to do nearby... Less than 10 Mins to Dartmouth Crossing, which has many activities such as gyms, restaurants, shopping, and entertainment such as the Movie Theatres, 11 Mins from the Dartmouth General Hospital, and just 20 Mins to Downtown Halifax and Halifax Stanfield International Airport. This is the perfect home for anyone looking!



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LeamanMurray.ca

89 Montebello Dr, Dartmouth, NS

Main Building: Total Interior Area Above Grade 950.80 sq ft





Price \$395,000
Status ACTIVE



Schedule a Showing

MLS # 202304016
PID # 40333585 **PID #2**
PID #3 **PID #4**
Total Lot Size SqFt 3160.00 **Approx Acres** 0.07

Address 89 Montebello Drive
Community Dartmouth
Legal Description

NS B2X 3J7

Lot Size **Road** Public
Waterfront No
Water Frontage Type
Water Access/View
Square Footage (MLA) 1,144
Total Fin SqFt (TLA) 1,716
Building Dimensions 22x26
Zoning R-3 **Title to Land** Freehold
Type Single Family **Style** Detached
Bldg Style 2 Storey
New Construction N **Constr. Status**

District 14-Dartmouth Montebello, Port Wallace, Keystone
Sub-District 14-A
Elementary Ian Forsyth Elementary School
Middle/Jr Caledonia Junior High School
High Woodlawn High
Fr Imm Shannon Park Elementary School
Fr Imm Mid
Fr Imm High
Other

Virt Tour URL **Add'l Virt Tour 1 URL**

Closing Date

Possession NEG

Price

Property Overview Welcome to 89 Montebello Drive in the fantastic Montebello Neighbourhood of Dartmouth! This is your chance to own a wonderful home with long term owners that loved and cared for the property and is ready for new owners to make new memories. This home has 4 Bedrooms, 2 Bathrooms on 3 levels with over 1700 sq. feet of living space for entertaining or your own personal enjoyment. Clean, bright, and warm... this home has many features such as heat pumps (2021), updated windows & doors (2016) bringing in incredible natural light, freshly painted ceilings (2023), dishwasher, washer and dryer (2020), paved driveway, and a spacious patio. The lower level area could be perfect for teens or extended family, as a den, music room or playroom, or an office space with it's own half bathroom. The possibilities are endless. Plenty to do in the community -For the Golfer: 9 Mins from Brightwood Golf & Country Club with a history dating back to 1914. - For the Sailor: 11 Mins from the Dartmouth Yacht Cub which is nestled in Wright's cove - a sheltered recess with high land on both sides located on

EnerGuide Rating? N

EnerGuide Rating (GJ/Year)

Date EnerGuide Obtained

Property Size Under 0.5 Acres

Land Features Cleared, Landscaped, Level, Fenced

Water Municipal

Sewage Municipal

Utilities Cable, Electricity, High Speed Internet, Telephone

Heat/Cool Baseboard, Heat Pump -Ductless

Fuel Type Electric

Flooring Carpet, Ceramic, Laminate, Linoleum

Appliances Range, Stove, Dishwasher, Dryer, Washer, Refrigerator

Rental Equip. Heat Pumps

Features Central Vac Roughed In

Exterior Brick, Vinyl

Roof Asphalt Shingle

Foundation Poured Concrete

Basement 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 Waverly Road to Montebello Drive to civic

AG Bedrm 3 **BG** 1 **# Bdrm** 4
F Baths 1 **H Baths** 1 **T Baths** 2
Master On Main Floor? No
Building Age 38 **Yr Built** 1985 **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
Main Floor	Kitchen	10'11" x 11'2"
Main Floor	Dining Room	9'6" x 11'3"
Main Floor	Living Room	13'1" x 13'4"
2nd Level	Bedroom	8'11" x 12'2"
2nd Level	Bedroom	10'10" x 14'1"
2nd Level	Bath 4	4PC
2nd Level	Bedroom	7'10" x 11'7"

Floor	Room	Size
Basement	Bedroom	/Office 13'10" x 10'8"
Basement	Laundry	10' x 7'5"
Basement	Rec Room	13'2" x 12'10"
Basement	Bath 2	3PC

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





89 Montebello Drive

Dartmouth, 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.



Ian Forsyth Elementary School

Designated Catchment School
Grades PK to 6
22 Glencoe Dr

École Du Carrefour

Designated Catchment School
Grades 6 to 12
201 Portage Ave

École Bois-Joli

Designated Catchment School
Grades PK to 6
211 Portage Ave

Caledonia Junior High School

Designated Catchment School
Grades 7 to 9
38 Caledonia Rd

Prince Andrew High School

Designated Catchment School
Grades 10 to 12
31 Woodlawn Rd

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.



PO2 Craig Blake Memorial Park

Appian Way



4 mins

Avenue Du Portage Park

Portage Ave



10 mins

Ian Forsyth Elementary School Park

22 Glencoe Dr



8 mins

FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds

2 Sports Fields

2 Tennis Courts

1 Sports Court

1 Basketball Court

3 Trails

1 Ball Diamond

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 98 minute walk away.



Nearest Rail Transit Stop

Halifax



Nearest Street Level Transit Stop

Caledonia Rd After Montebello Dr (6361)



1 min

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 5.25km.



Dartmouth General Hospital

325 Pleasant St



Fire Station

690 Nova Scotia Trunk 7

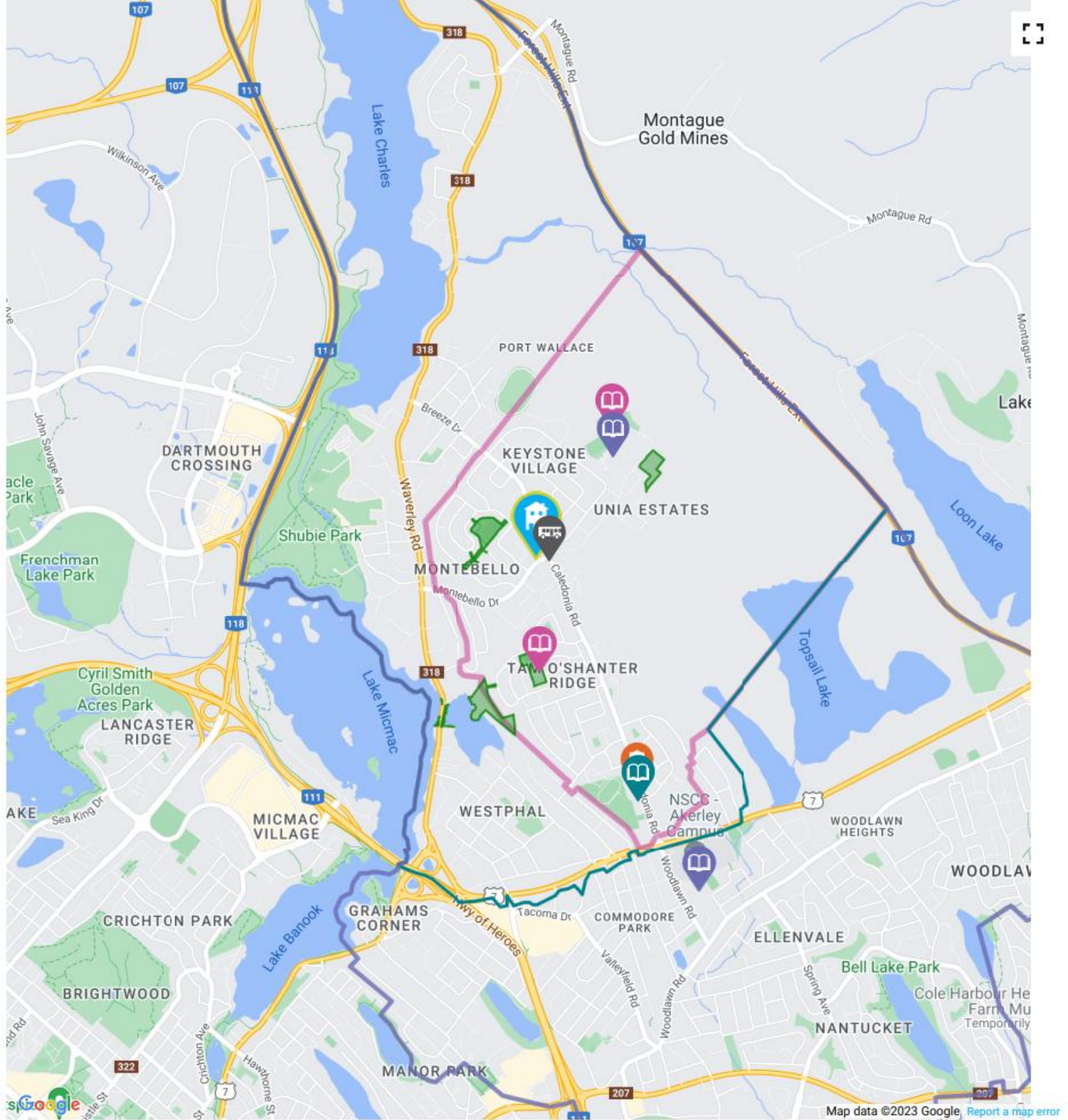


Police Station

50 Caledonia 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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Dartmouth and the Montebello Area

In 1785, at the end of the American Revolution, a group of Quakers from Nantucket arrived in Dartmouth to set up a whaling trade. They built homes, a Quaker meeting house, a wharf for their vessels and a factory to produce spermaceti candles and other products made from whale oil and carcasses. It was a profitable venture and the Quakers employed many local residents, but within ten years, around 1795, the whalers moved their operation to Wales. Only one Quaker residence remains preserved in Dartmouth (others have been modernized) and is believed to be the oldest structure in Dartmouth.

During the 1990s, Dartmouth like many other Canadian cities, amalgamated with its suburbs under a single municipal government. The provincial government had sought to reduce the number of municipal governments throughout the province as a cost-saving measure and created a task force in 1992 to pursue this rationalization. In 1995, an Act to Incorporate the Halifax Regional Municipality received Royal Assent in the provincial legislature and the Halifax Regional Municipality (HRM) was created on April 1, 1996. HRM is an amalgamation of all municipal governments in Halifax County, these being the cities of Halifax and Dartmouth, town of Bedford, and the Municipality of the County of Halifax).

The Montebello Subdivision is located just off the Waverly Road across from Lake Micmac. Houses here were built in the early 1990's to present. There is a wide selection of homes available in both size and style, including semi-detached, bungalow, split entry, side split, and two-story homes. Most amenities, schools and lakes are close by. A French School is located in the Montebello subdivision. There is easy access to Dartmouth Crossing and Mic Mac Mall.



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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