

1225 SACKVILLE DRIVE



LEAMAN & Associates

ENJOY THE JOURNEY -- LOVE THE DESTINATION

LEAMAN & ASSOCIATES | KELLER WILLIAMS SELECT REALTY



NOVA SCOTIA REAL ESTATE SERVICES

ENJOY THE JOURNEY,
LOVE THE DESTINATION

RESIDENTIAL * INVESTMENT * LUXURY * LAND



THE AGENT

MESSAGE FROM

DEAR FUTURE HOMEOWNER,

Welcome to your new future home!

I am excited to introduce you to this wonderful 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,

Trish Leamann

REALTOR® | ASSOCIATE
902.452-6023 | Trish@LeamanRE.ca
www.LeamanRE.ca



DECK

Front and Back Deck Replaced
(within 5 years)

WINDOWS

All new windows (except 2 bedrooms)
(within 5 years)

KITCHEN

Backsplash
Fridge - White
Stove - White
Dishwasher - White
Range Hood - White
(all within 5 years)

FLOORING

Laminate Flooring in Kitchen & Bedrooms
(within 5 years)

ROOF

(within 5 years)

OTHER FEATURES

Patio Door (within 5 years)
Toilets in both bathrooms (within 5 years)

1225 SACKVILLE DRIVE

More property info

Scan me



BEDROOMS (3)

3 Bedrooms

located on bottom level



BATHROOMS (2)

4 piece bath

2 piece powder room



DIMENSIONS

Finished Living Area: 1292 sq ft

20 x 32 (ft)

Year Built: 1996 (26 years)

EXPENSES

\$2259

(\$188m)

PROPERTY TAXES

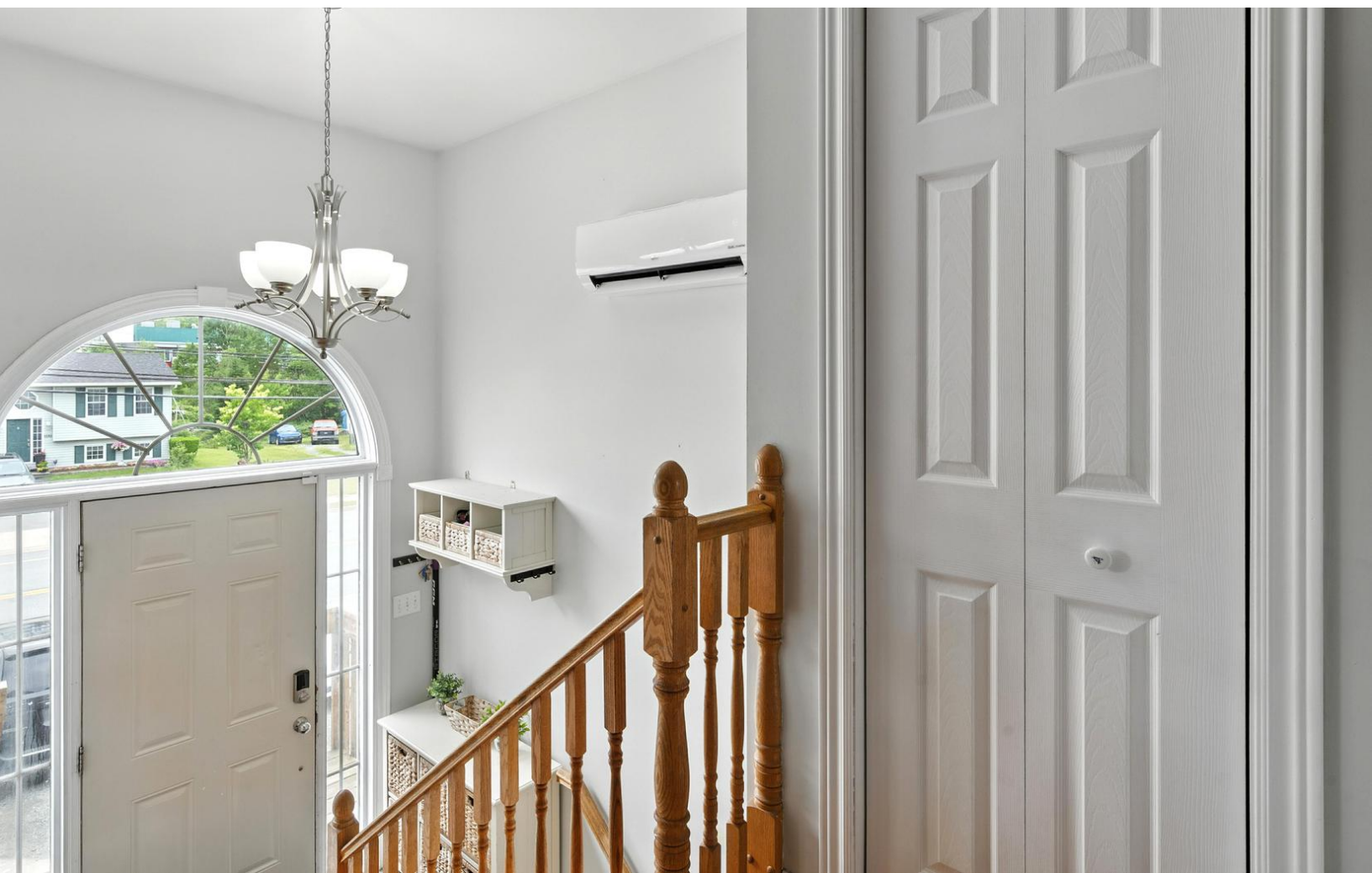
2024/2025

\$3828

(\$319 m)

NOVA SCOTIA POWER

Estimated based on monthly payment plan







Welcome to 1225 Sackville Dr in the lovely community of Middle Sackville. This beautiful home blends modern amenities and charming features.

Clean, bright, and warm this (3) three bedroom, (2) two bathroom home has almost 1300 sq.ft. on (2) two levels.

Key Feature

- Features and updates within the last (5) five years include: Roof, all windows (except two bedrooms), flooring in kitchen and bedrooms, patio door, front and back deck, Kitchen backsplash and all appliances, toilets in upper and lower bathroom.



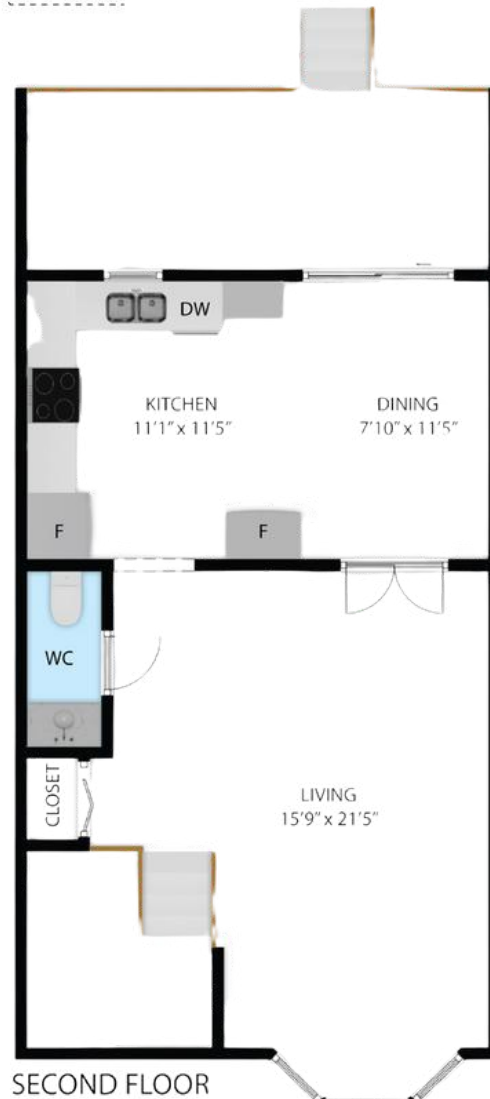
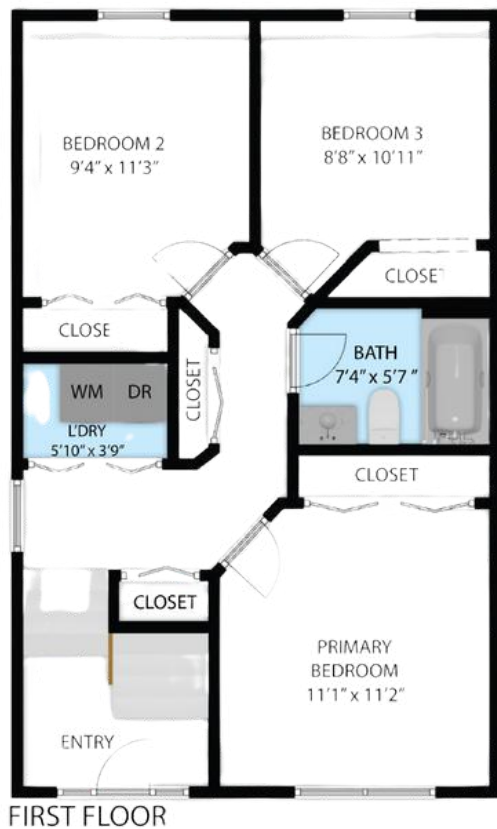
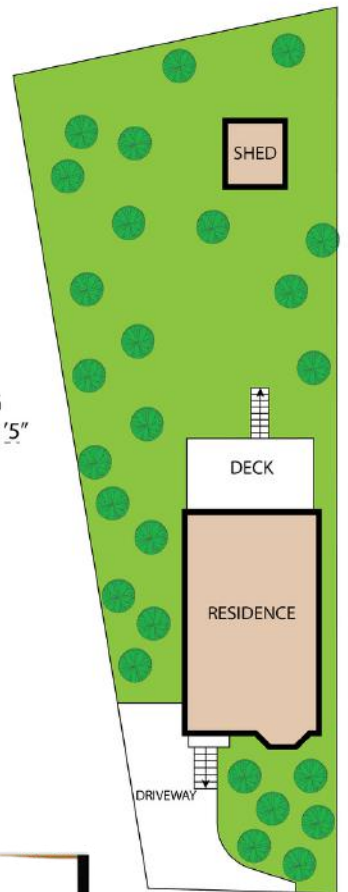
- Curb appeal galore with large yard and fantastic sun on the new deck. Perfect for Entertaining or enjoying a quiet day of relaxing.
- Situated close to all the amenities in Lower Sackville. (6) six mins flat walk to public transit. Just (10) ten mins to Cobequid Health Centre, Lost Creek Golf Course or to Springfield Lake Beach perfect for hot summer days.
- Under (30) thirty mins to Downtown Halifax or the Airport. Ideal location with (2) two highway access points 3-4 mins away from the property. This home offers the perfect balance of comfort and convenience and won't last long on the market.

Schedule a viewing today and step into your future!









1225 Sackville Drive

Middle Sackville, NS

HOODQ ADDRESS REPORT™

Visit the Homebuyer Hub

<https://hoodq.com>

HoodQ
Homebuyer
Hub

SCHOOLS

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



Nearby Schools

Sackville Heights Elementary School

Designated Catchment School
Grades PK to 5
1225 Old Sackville Rd

Millwood Elementary School

Designated Catchment School
Grades PK to 5
190 Beaver Bank Cross Rd

LookDeeper

Millwood High School

Designated Catchment School
Grades 9 to 12
141 Millwood Dr

Sackville Heights Junior High School

Designated Catchment School
Grades 6 to 8
956 Sackville Dr

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 8 recreation facilities within a 20 minute walk from this address.



Sackville Heights Elementary School Park

1225 Old Sackville Rd



Windwood Drive Park

Windwood Drive



Millwood Common Park

Millwood Dr



FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds 1 Sports Court
2 Basketball Courts 2 Trails
1 Sports Field

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

Millwood Dr After Kindling Cr (7226)



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 5.03km.

Cobequid Community Health Centre

40 Freer Lane



Fire Station

1156 Sackville Dr



Police Station

711 Old Sackville Rd

FINANCE

Mortgages Simplified

Canada's Best Rates

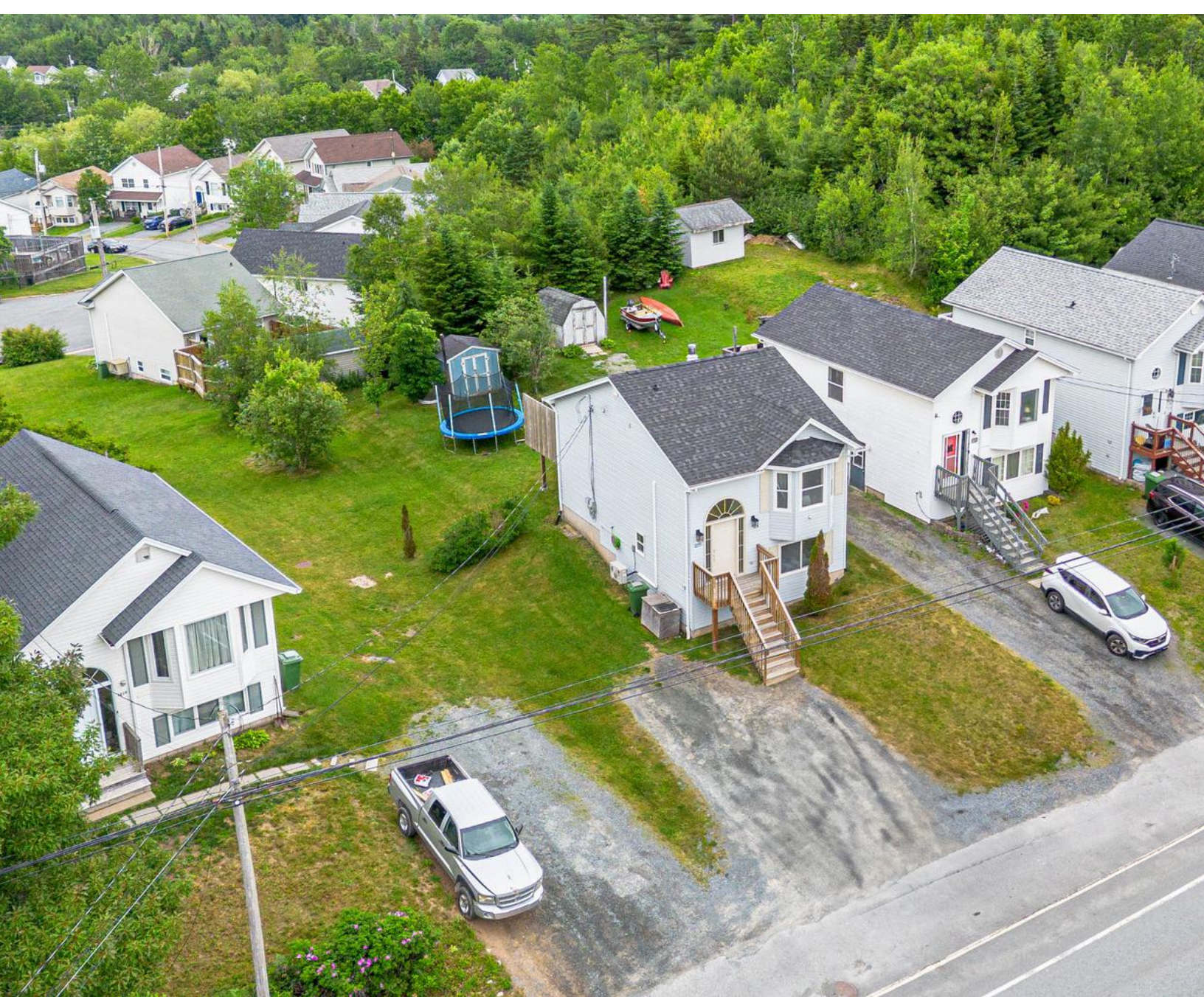
Get access the lowest rates from 40+ of the top lenders in Canada.



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POWERED BY PERCH





Sackville
Elementa

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