

# \$659,900 - Smd-6a 48 Simona Drive, Dartmouth

MLS® #202521337

**\$659,900**

4 Bedroom, 4.00 Bathroom, 2,389 sqft

Single Family on 0.18 Acres

Dartmouth, Dartmouth, Nova Scotia

**\*\*Pre-closing special! Appliance package included now until labour day!\*\*** Meet "Charlotte", a beautifully designed 4-bedroom, 4-bathroom semi-detached home by Rooftight Homes in The Parks of Lake Charles. This thoughtfully crafted three-level layout blends functionality with modern style, offering the perfect balance of space and comfort and starts at just \$659,900. The main level features a traditional 2-storey home feel with an attached garage, welcoming entryway, and convenient powder room. The open-concept kitchen and living room are ideal for entertaining. Upstairs, you'll find three bedrooms, a full main bathroom, and a laundry area. The primary suite is a private retreat with a walk-in closet and ensuite bath. The basement level offers a fourth bedroom and an additional living space, perfect for guests, a home office, or a recreation area. Buyers will appreciate the choice of high-quality standard finishes as well as a range of upgrade options to personalize their home. The home is divided from the attached neighbour with concrete blocks. As construction progresses, the opportunity to make upgrades and selections decreases, any upgrades added to model homes will be reflected in the final purchase price. Situated in a prime location, this community is just minutes from Mic Mac Bar & Grill, Shubie Park, Lake Banooks paddling clubs, scenic walking trails, major amenities, including Dartmouth Crossing. Don't miss your chance to own in this exciting new



neighborhood! (id:6289)

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | 202521337     |
| Price          | \$659,900     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Half Baths     | 1             |
| Square Footage | 2,389         |
| Acres          | 0.18          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | Smd-6a 48 Simona Drive |
| Subdivision | Dartmouth              |
| City        | Dartmouth              |
| Province    | Nova Scotia            |
| Postal Code | B2X0C9                 |

## Amenities

|              |                                            |
|--------------|--------------------------------------------|
| Amenities    | Park, Playground, Public Transit, Shopping |
| Parking      | Attached Garage, Garage, Paved Yard        |
| # of Garages | 2                                          |

## Interior

|              |                      |
|--------------|----------------------|
| Appliances   | None                 |
| Cooling      | Wall unit, Heat Pump |
| # of Stories | 2                    |
| Has Basement | Yes                  |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior          | Stone, Vinyl         |
| Exterior Features | Partially landscaped |
| Foundation        | Poured Concrete      |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Atlantic |
|----------------|-----------------------|



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