

# \$679,000 - 35 Sarah Ingraham Drive, Williamswood

MLS® #202501594

**\$679,000**

6 Bedroom, 3.00 Bathroom, 3,081 sqft

Single Family on 1.03 Acres

Williamswood, Williamswood, Nova Scotia

Located in the peaceful Broadfalls Park Subdivision with river frontage, this private home offers open-plan living and space for extended family or guests. The bright main level features hardwood floors, a propane fireplace, a kitchen with pantry shelving, and French doors leading to a fenced backyard overlooking the river. The primary bedroom includes a walk-in closet and connects to the main bath with a water jet tub, walk-in shower, and laundry chute. An additional bedroom and an office/bedroom complete this level. The secondary living space has a bedroom, full bath, living room with a propane fireplace, kitchenette (no stove), and walkout access to the yard. The lower level boasts a large rec room (furnished with an oversized sofa and kegerator included), two bedrooms (one used as an office), a bonus room, and walkout access to the fenced yard ideal for entertaining and pets. The heated, wired garage has a walkout and a storage room with built-in shelving. Built in 1999, the home features a 200-amp electrical panel, a 2023 propane furnace with in-floor heating, and a water softener/iron filter system. New roof shingles and fencing were installed in 2018. Additional highlights include flowering shrubs, school bus service, and a nearby fire hydrant. Local fire department, parks, Crystal Beach in Sambro (7 minutes), and Halifax (20 minutes) are all within easy reach. This tranquil home combines functionality with natural beauty, making it a perfect fit for your family. (id:6289)



Built in 1999

## Essential Information

Listing #	202501594
Price	\$679,000
Bedrooms	6
Bathrooms	3.00
Square Footage	3,081
Acres	1.03
Year Built	1999
Type	Single Family
Sub-Type	Freehold

## Community Information

Address	35 Sarah Ingraham Drive
Subdivision	Williamswood
City	Williamswood
Province	Nova Scotia
Postal Code	B3V1N2

## Amenities

Amenities	Park, Playground, Place of Worship, Beach
Features	Treed, Level
Parking	Attached Garage, Garage, Gravel
# of Garages	2
View	River view
Is Waterfront	Yes
Waterfront	Waterfront on river

## Interior

Appliances	Range - Electric, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator, Water softener, Central Vacuum, Intercom
Cooling	Heat Pump
Fireplace	Yes
# of Stories	1
Has Basement	Yes
Basement	Walk out

## Exterior

Exterior	Brick, Vinyl
Exterior Features	Partially landscaped
Foundation	Poured Concrete

## Listing Details

Listing Office Engel & Volkers (Wolfville)



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