

WELCOME
HOME



COLDWELL BANKER
SUPERCITY
REALTY



3955 ST MARGARETS BAY RD. **HUBLEY, NOVA SCOTIA**

A great opportunity to join the beautiful community of Hubley! If you are looking for a charming home look no further. This Cape Cod home is perfect for the outdoor enthusiast who likes to have the great outdoors at their fingertips and be able to come home to relax and unwind by the fireplace. The popular BLT Trail is directly across the street, where you can bike to Jerry Lawrence Provincial Park to go fishing or a swim then off to the Bike & Bean for a coffee and a treat. This home has been well maintained and updated by the owners and is ready for you to move right in. This home is looking for the perfect match, book your viewing today and find out if it is you!

- Jim Pomeroy, REALTOR®, Coldwell Banker Supercity Realty



A HOME FOR THE WHOLE FAMILY

Looking for a home the entire family can enjoy? This home is exactly that, a workshop for the hobbyist of the family, a brand new kitchen for the chef of the family, space for the introvert of the family and outdoor living space and trails for the adventurer. This 3 bedroom, 1.5 bathroom is perfect for those starting out and thinking of growing into their new home. This is the perfect location as you are 30 minutes to the Halifax waterfront, the BLT trail just across the street, 20 Minutes to Hubbard's Farmers Market and close to all amenities.



READY FOR YOU TO MOVE RIGHT IN

Are you looking for a home that you can move right into? 3955 St. Margaret's Bay Road shows the pride of home ownership. The current owners have done a lot of heavy lifting for you to enjoy and make it your own. This home has been updated over the past 5 years including: Basement (2021), Kitchen (2020), Roof Shingles (2020), Ductless Heat Pump (2020), Premium Vinyl Plan Flooring Throughout the Main Floor (2020), EnerGuide Rating Improvement to 125 (2019), and Insulation (2019). The storage room off of the laundry in the basement is roughed in for you to keep as is or add a bathroom if you choose.



OUTDOOR ADVENTURE AWAITS

LOT SIZE: 49,140 SQ FT | 1.13 ACRES

Looking for a home that is in a safe and friendly community? 3955 St. Margaret's Bay Road is situated in the community of Hubley and has easy access to many community trails for walking, running, biking or atving! Situated on 1.13 acres of land and nestled amongst the trees you can find many spots on the property to explore and enjoy. When the extended family and friends are visiting you can take them on an adventure through the Bluff Wilderness Trail, Jerry Lawrence Provincial Park, a walk down the BLT Trail or hit the offroad trails just down the road in Lewis Lake!



QUICK STATS

3 BEDS | 1.5 BATHS | TLA 2,011 | MLA 1,536

Foundation: Concrete

Services: Cable, Internet (Fibre), Electricity

Water: Drilled Well

Sewage: Septic

Panel: 200 Amp

Flooring: Vinyl Plank, Laminate, Ceramic

Style: Cape Cod

Building Dimensions: 33 X 24

Heating: Ductless Heat Pump, Baseboard, Wood

Garage: Double, Detached, Wired

Driveway: Gravel

Basement: Partially Finished

Inclusions: Fridge, Stove, Washer, Dryer,
Microwave Range Hood



COMMUNITY HIGHLIGHTS

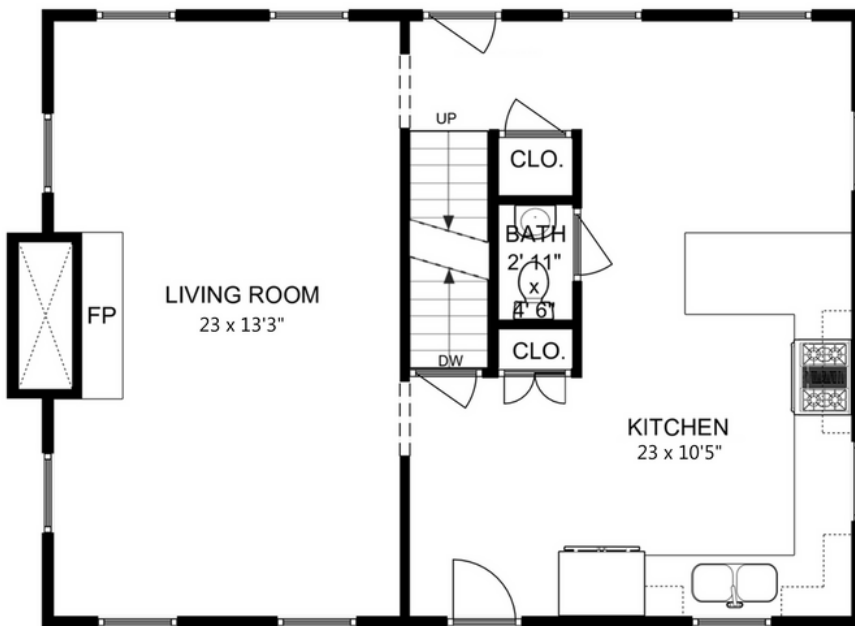
SCHOOLS

- [St Margaret's Bay Elementary School](#)
- [Five Bridges Junior High School](#)
- [Bay View High School](#)

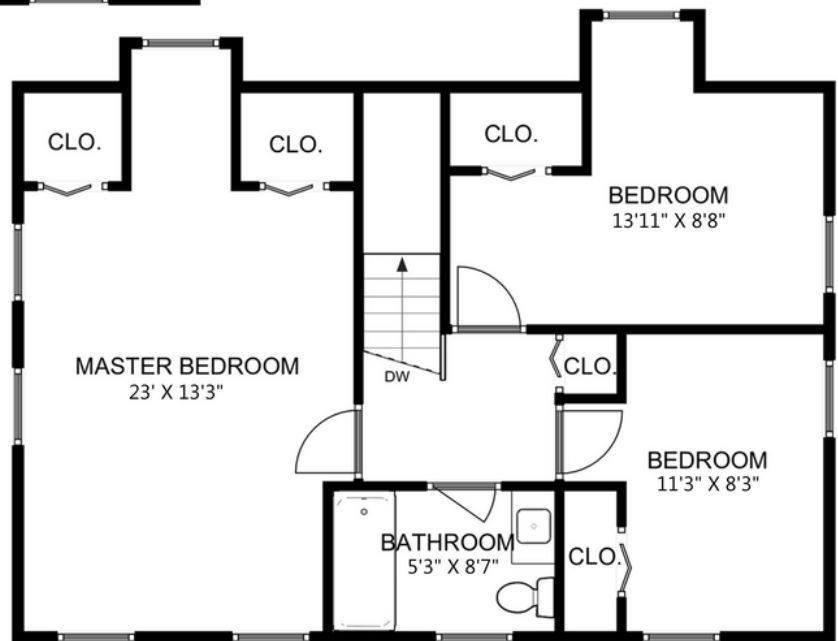
DISCOVER YOUR COMMUNITY

- | | | |
|---|--|--|
| • <u>Jerry Lawrence Provincial Park</u> | • <u>Sheldrake Lake Community Park</u> | • <u>The Rustic Crust</u> |
| • <u>The Bluff Wilderness Trail</u> | • <u>Polly Cove Hiking Trail</u> | • <u>Bike & Bean</u> |
| • <u>Cleveland's Beach</u> | • <u>Peggy's Cove</u> | • <u>Hatfield Farm</u> |
| • <u>Queensland Beach</u> | • <u>High Head Hiking Trail</u> | • <u>St. Margaret's Centre</u> |
| | • <u>Tantallon Public Library</u> | • <u>The Links at Brunello</u> |
| | • <u>Hubbard's Farmer's Market</u> | • <u>Glen Arbour Golf Course</u> |

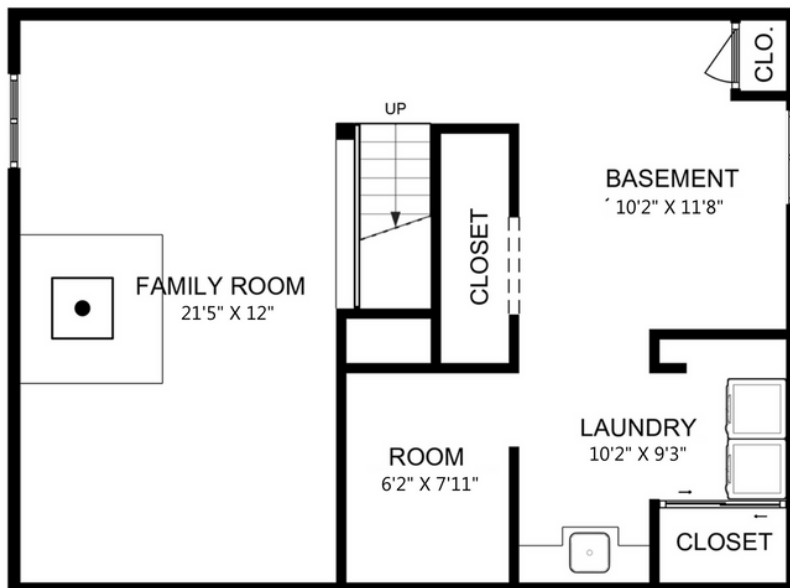
FLOOR PLANS



Main Floor



2nd Floor



Basement

*All floor plans have been obtained through sources deemed reliable but cannot be guaranteed to their accuracy. Any information of special interest should be obtained through independent verification.



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