



Price: <b>\$268,000</b> Status: <b>Active</b>	MLS® #: <b>40776064</b>
Legal Descr.: Address: <b>329 OCEANVIEW DR</b> City: <b>HALIFAX, B4A 4H5</b>	
Side of Road: Lot Size: <b>3040 SQ FT</b> Shore Frontage: Sq. Footage (MLA): <b>1,440</b> Total Fin SqFt.(TLA): <b>2,010</b> Building Dimensions: <b>20X36</b>	District: <b>HD 20</b> Sub-Dist: Zoning: <b>R1</b> Sec. School: Elem Schl:
Possession: <b>NEG</b>	

**Overview** THIS IS A MUST SEE. Perfect family home located in the perfect family neighbourhood. Close to schools, shopping and backing onto green space. Three bedrooms, large living/family space, kitchen and dining room with deck access for easy BBQ. Large master with ensuite, and the kids get their own bathroom. The basement is fully finished with a bonus rec room with walk out, a separate craft room or office space and powder room.

**Directions** Bedford highway to Moirs Mills, left on Royal Mast, right on Oceanview

Type: <b>Single Family</b> Style: <b>2 Storey, Detached</b> Title to Land: <b>Freehold</b> Property Size: <b>Under 0.5 Acres</b> Land Features: <b>Greenbelt</b> Access/View:	Heating: <b>Oil, Hot Water, Furnace</b> Garage Type: <b>None</b> Water: <b>Municipal</b> Sewer: <b>Municipal</b> Services: <b>Electricity, Telephone, Cable</b> Rental Equipm.: <b>Furnace, Propane Tank, Other</b>	Exterior: <b>Alum/Vinyl</b> Driveway: <b>Paved</b> Foundation: <b>Concrete</b> Features: Roof: <b>Asphalt Shingle</b> Flooring: <b>Carpet, Cushion/Lino, Hardwood</b>
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**Inclusions** Refridgerator, Stove, Dishwasher, Washer & Dryer  
**Exclusions**

Bedrooms: <b>3</b> Bathrooms: <b>2 \ 2</b> Rental Income: Building Age: <b>9</b>	Sign: <b>Yes</b> Lockbox: <b>Yes</b> Road: CSA #: <b>0</b> Migrated: <b>Yes</b>	HST: PCDS: <b>Yes</b> Matrim.: Serial #: <b>0</b>	Garage: <b>No</b> Water Access: <b>No</b> Gar.Details: <b>NONE</b> Water:
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	11X21	2ND FLOOR	BATH (# pieces 1-6)	1-4 PC
MAIN FLOOR	KITCHEN	10X10.6	BASEMENT	LAUNDRY	4.8X6.6
MAIN FLOOR	DINING ROOM	8.7X13.6	BASEMENT	REC ROOM	10.6X28.1
MAIN FLOOR	BATH (# pieces 1-6)	1-2 PC	BASEMENT	OTHER	CRAFT ROOM6.5X10.3
2ND FLOOR	MASTER BEDROOM	11.11X14.6 + BAY	2ND FLOOR	ENSUITE BATH (# pieces 1-6)	4PC MASTER ENSUITE
2ND FLOOR	BEDROOM	9.7X12 + JOG	BASEMENT	BATH (# pieces 1-6)	1-2PC
2ND FLOOR	BEDROOM	9X13.10 - JOG			

Betterment Charges:

Condo Fee: <b>0</b>	Condo Corp #:	Mobile/Leased Land F: <b>0</b>
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Listing Office: **ROYAL LEPAGE ATLANTIC - A304**



Compliments of: **CHANTAL LEVESQUE: 902-449-6991**  
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