



Marilyn Ball
Presenting the Fine Art of Marketing
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**870 Falkirk Ave
NS Ardmore ~ V8L 5G8**

Interior Details

Layout: Main Level Entry with Upper Level(s)
Bedrms: 5 **Kitchens:** 1
Baths Tot: 5 **Fireplaces:** 3
Bth 2Pce: 1 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 4,348
Bth 4Pce: 2 **Unfin SqFt:** 1357
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** Crawl Space
Ens 4+Pce: 2 **FP Feat:** Family Room, Living Room, Propane
App Incl:
Intr Ftrs Bar, Breakfast Nook, Cathedral Entry, Closet Organizer, Eating Area, French Doors, Soaker Tub, Storage, Vaulted Ceiling(s), Winding

Rooms		
RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	12'x11'
Den	Main	14'x13'
Dining Room	Main	12'x12'
Ensuite	Main	4-Piece
Entrance	Main	14'x9'
Family Room	Main	19'x13'
Kitchen	Main	21'x14'
Laundry	Main	9'x6'
Living Room	Main	12'x11'
Primary Bedroom	Main	18'x16'
Bathroom	Other	4-Piece
Living Room	Other	19'x16'
Bedroom	Second	12'x10'
Ensuite	Second	4-Piece
Garage (Unfin)	Main	25'x19'
Patio (Unfin)	Main	26'x24'
Patio (Unfin)	Main	25'x24'
Patio (Unfin)	Main	11'x6'

Listing Summary	
MLS@: 883763	List Price: \$2,290,000
Status: Active	Orig Price: \$2,290,000
Sub Type: SF Det	Sold Price:
DOM: 4	Pend Date:
Taxes: \$5,768	Strata Fee: \$0
2021 Asmt: \$1,742,000	Title: Freehold

Remarks

Introducing a Custom-built Dream home on a very Private 1.13 acre gated Ardmore property. This Storybook French Country Residence boasts a fabulous kitchen with granite, tile, and custom cabinetry AND a charming self-contained cottage. Hardwood floors through the Great Room where vaulted 28 ft ceilings create a Spectacular space. The Principle suite offers a Spa-like En-suite, walk-in closet and cozy fireplace. Four fireplaces in total, with some towering for that perfect first impression! The generous patio accessed by French doors is perfect for sunny entertaining with an outdoor fireplace, mini orchard, and lovely white fenced garden and epic treehouse. The flex space above the garage is beautifully decorated with custom murals, a joy for children. Whatever your Lifestyle vision, this Executive property located in prestigious Ardmore by the Sea offers all that you ever need. Enjoy choosing new trim, paint, and carpeting to refresh its Beauty... this Rare haven is priced to Sell!

Rooms Summary					
	Lower	Main	Second	Third	Other
Fin SqFt		2,384	1,144		812
Beds	0	2	2	0	1
Baths	0	2	2	0	1
Kitchens	0	1	0	0	0

Building Information

Built (est): 2001 **Lgl NC Use:**
Oth Equ:
Const Mt: Frame Wood, Insulation: Ceiling, Insulation: Walls, Stone, Stucco
Ext Feat: Balcony/Patio, Fencing: Partial

Frnt Faces: S

Bldg Style:
Bldg Warr:
EnerGuide Rtg/Dt:

Cool: Air Conditioning
Heat: Electric, Heat Pump, Propane
Roof: Slate
Fndn: Poured Concrete
Accss: Primary Bedroom on Main

Lot/Strata Information

Prk Type: Driveway, Garage Double, RV Access/Parking
Water: Municipal **Waste:** Septic System
Lot Feat: Acreage, Cul-de-sac, Family-Oriented Neighbourhood, Level, Private, Rectangular Lot, Serviced
Complex:
SqFt Balc: **StrLots/Cplx**
SqFt Prk: **Bldgs/Cplx:**
SqFt Pat: **Suites/Bldg:**
SqFt Strg: **Floors/Bldg:**
Gnd/Top?: **Lvls/Suite:** 3
Shrd Am:

Lot Size 49,222sqft / 1.13ac

Dims (w/d):

Waterfront:

View:

Services:

Rent Alld?:

Yng Ag Alld?:

Pets Alld?:

BBQs Alld?:

Unit Incl:

