



Side Of Structure

Price \$239,900
Status ACTIVE
Type Mobile / Mini
Style
Bldg Style Single Wide

MLS # 202508920
PID #
PID #3
Total Lot Size SqFt 0.00
PID #2
PID #4
Approx Acres

Address 225 Parklane Drive
Community Lower Sackville
Legal Description

NS B4C 2W8

Lot Size
Waterfront No
Water Frontage Type
Water Access/View
Square Footage (MLA) 1,088
Total Fin SqFt (TLA) 1,088
Building Dimensions 16x68
Zoning Park
Title to Land Leasehold

District 25-Sackville
Sub-District 25-A
Elementary Hillside Park Elementary School
Middle/Jr AJ Smeltzer Junior High School
High Sackville High School
Fr Imm Cavalier Drive School
Fr Imm Mid Leslie Thomas Junior High School
Fr Imm High Sackville High School
Other

Virt Tour URL Add'l Virt Tour 1 URL

Closing Date

Possession Negotiable

Price

Property Overview 225 Parklane Drive may be the one for you! This 19-year-old, 3-bedroom home is uniquely situated at the end of the park overlooking a beautiful forested ravine. The large deck & gazebo offer a peaceful, secluded setting to entertain, enjoy family BBQs, or simply relax to the soothing sounds of the Sackville River in the distance. Inside, you'll find just under 1,100 square feet of bright living space. There's a good-sized primary bedroom at one end, with 2 more bedrooms on the other. The eat-in kitchen features ample counter space, a convenient island, & flows nicely into the living room. Heating is provided by electric baseboards, + a ductless mini-split to help reduce heating costs & keep you cool during those hot, sticky days & nights. Just move in, take a deep breath, & relax knowing the five appliances & hot water heater are only 5 years old, + the roof shingles were replaced just 2 years ago. This location not only boasts lower-than-average lot rent, but is also close to all of Sackville's amenities, a great doggy daycare, easy access to Highways 101, 102, & on a bus route.

EnerGuide Rating?
EnerGuide Rating (GJ/Year)
Date EnerGuide Obtained
Property Size None
Land Features Landscaped, Level
Water Municipal
Sewage Municipal
Utilities Cable, Electricity, High Speed Internet, Telephone

Heat/Cool Baseboard, Heat Pump -Ductless
Fuel Type Electric
Flooring Laminate, Linoleum
Appliances Stove, Dishwasher, Dryer, Washer, Microwave Rng Hd Combo, Refrigerator
Rental Equip. None
Features Air Exchanger, Gazebo

Exterior Vinyl
Roof Asphalt Shingle
Foundation None
Basement None
Driveway/Pkg Double, Gravel
Garage None
Structures Deck, Shed
Community Features

Inclusions Appliances
Exclusions

Directions to Property Old Sackville Road to Walker Service Road to Mann Drive to Parklane Drive

AG Bedrm 3 **BG** 0 **# Bdrm** 3
F Baths 1 **H Baths** 0 **T Baths** 1
Master On Main Floor? Yes
Building Age 19 **Yr Built** 2006 **Yr Built Unknown**

Sign Yes **HST (PEI)**
HST (NSAR) Exempt from HST
Migrated Leased **PDS** Yes
Rental Income Potential

Garage No
Details
Restr/Prot Covenants No

Floor	Room	Size
Main Floor	Kitchen	15'x14'3"
Main Floor	Living Room	13'9"x15'
Main Floor	Primary	12'7"x11'1"+Jog
Main Floor	Bedroom	9'x9'+Jog
Main Floor	Bedroom	12'6"x9'9"+Jog
Main Floor	Bath 1	8'2"x5'11"

Floor	Room	Size

Floor	Room	Size

Monthly Condo Fee Fee Includes Pet Friendly Plus Den Y/N No. of Parking Spaces

Betterment Charges Fees Fees \$425

Listing Office RE/MAX Nova (Halifax)

Compliments of Steve Auton



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RE/MAX Nova (Halifax)



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