PROPERTY HIGHLIGHTS

# Features & Benefits

63 Oakhill Drive | Lower Sackville, Nova Scotia

Thoughtfully refreshed interiors, substantial improvements to essential home systems and an unusually spacious lot make this property easy to enjoy today and for years to come.

## INTERIOR & EVERYDAY LIVING

- Functional family home design — Comfortable, versatile living spaces accommodate everyday routines, family gatherings and changing needs.
- Freshly painted throughout — Updated interior finishes create a clean, cohesive feel and a move-in-ready starting point.
- Updated light fixtures — Refreshed lighting adds a polished touch and enhances the atmosphere throughout the home.
- Spacious primary suite — A generous private bedroom with a new electric fireplace for warmth and ambiance.
- Ensuite with walk-in shower and jetted tub — Enjoy the convenience of a separate shower and a relaxing soak at the end of the day.
- Double primary walk-in closets — Two dedicated closets provide practical storage and help keep the suite organized.
- Wood-burning family room fireplace — A welcoming focal point that brings authentic warmth and character to cozy evenings.
- Two garden doors to the rear outdoor areas — Convenient access from the living spaces to the BBQ deck, backyard and pool area makes gatherings flow naturally.

## SIGNIFICANT SYSTEM & EFFICIENCY UPGRADES

- New fully ducted heat pump — Whole-home heating and cooling deliver year-round comfort with efficient temperature control.
- Upgraded 400-amp electrical panel — A substantial electrical infrastructure improvement to support the home’s power needs.
- New hot water tank — A recently replaced essential system provides added reassurance for the next owners.
- 14 new windows — An important investment in comfort, efficiency and the home’s overall upkeep.

## OUTDOOR LIVING & PROPERTY

- Covered front porch with new composite decking — A welcoming entrance with durable, low-maintenance decking and sheltered space to sit outside.

- Above-ground pool — A fun summer feature for cooling off, entertaining and enjoying more time at home.
- New rear patio / BBQ deck — Outdoor space for dining, grilling and gathering, with easy access to the yard and pool.
- Double garage — Room for vehicles, equipment and additional everyday storage.
- Paved driveway — A practical, finished approach with convenient off-street parking.
- Oversized 30,028 sq. ft. lot (approx. 0.69 acre) · Approximately 3.5 times the median lot size among comparable area sales, offering exceptional room for outdoor living, play and privacy.
- Landscaped yard — Established outdoor areas offer a welcoming setting for everyday enjoyment.
- Lush, tree-lined backyard — Mature greenery creates a pleasant backdrop and a greater sense of separation from neighbours.

## LOCATION & CONVENIENCE

- Family-friendly neighbourhood — An established residential setting suited to everyday family life.
- Access to local schools — Nearby educational options help simplify school-day routines.
- Convenient local amenities — Shopping, recreation, sports facilities and a movie theatre are only minutes away.
- Public transit route — Transit access offers another practical option for getting around.
- Centrally located for commuting — A convenient Lower Sackville location with connections to surrounding communities and employment centres.

Features and improvements supplied by the seller. Buyers should independently verify details important to their purchase.

PARACHUTE REALTY