20 BAYSWATER ROAD

DARTMOUTH NS

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02	03

PRESENTED BY ASSIST 2 SELL, HOMEWORKS REALTY

CLASSIC ELEGANCE

4230 SQFT OF GORGEOUS
HOME IN DARTMOUTH NS

A Dartmouth Classic.

When this home was built, it was considered the very best Dartmouth had to offer, and Bayswater Road was the most prestigious address in town. Set in the Nantucket subdivision, it has been lovingly kept by one family for 40 years.

Full brick, a rare exposed aggregate circular drive and a grand curved staircase set the tone. Out back, the 15,000 sq. ft. lot gives you direct access to Bell Lake for swimming, kayaking and paddleboarding.

15,000 SQ FT LOT WITH
DIRECT ACCESS TO BELL LAKE

You'll know this one the moment you pull in. An exposed aggregate circular driveway, something you just don't see in this area, sweeps past manicured shrubs, Japanese maples and perennial gardens to a full brick front with arched garage doors and a covered, arched entry. Step under the wood-panelled porch ceiling, past the solid wood door with sidelights, and the tone is set.

THE DETAILS
20 BAYSWATER RD

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5 bedrooms, 2 full and 2 half baths, a double garage and three levels, plus an upstairs sauna and a workshop under the garage.

LIVING AREA

Gleaming hardwood floors
light-filled windows
arched opening to dining

SUN FILLED SPACES

Hardwood floors, crown moulding, arched openings and ceiling medallions carry through the main level. The bright living room flows into a formal dining room with French doors to a deck rebuilt in 2024.

THE KITCHEN

White cabinetry to the ceiling, newer granite counters and a breakfast nook overlooking the treed backyard.

The kitchen pairs white raised-panel cabinetry with newer granite counters, a peninsula, a built-in wall oven and leaded glass display doors. The sunny breakfast nook looks out over the treed backyard.

THE FAMILY ROOM

Warmed by a propane fireplace with a handmade brick hearth and built-ins. Main-floor laundry, a hobby room and a powder room sit just off the family room, with direct access to the double garage.

THE EXPANSIVE DECK

Built in 2024 this expansive deck faces the rear yard and surrounded by trees. A sancutary with so many possibilities.

MAIN FLOOR LAUNDRY

Conveniently located on the main floor this sun filled space makes for a joyfull laundry experience. This tiled area also acts as a mud room space for those entering the home from the garage.

DOUBLE GARAGE

The double side garage has builit in shelving and storage nooks. It also features handy room storage rack for all the family toys.

CRAFT ROOM / OFFICE

Conveniently tucked away on the main floor off the kitchen, this sun-filled room is perfect for sewing, crafts or a home office

THE GRAND FOYER

The tiled foyer opens to the showpiece of the home: a sweeping curved staircase with a polished wood rail, white spindles and a crystal chandelier hanging through its open centre. The staircase curves all the way up to a round second-floor landing with its own ceiling medallion and chandelier. Arched openings, crown moulding and a soft palette carry you from room to room.

GRAND CURVED STAIRCASE

SPACIOUS DOUBLE WIDE DOORS TO EXTRA LARGE SUITE WITH A WALL OF WINDOWS, PRIVATE ENSUITE AND LARGE WALK-IN CLOSET

THE PRIMARY SUITE

THE UPPER LEVEL

Three Addional Bedrooms

SPACIOUS ROOMS OVERLOOKING
THE BEAUTIFUL TREED YARD
WITH LAKE VIEWS

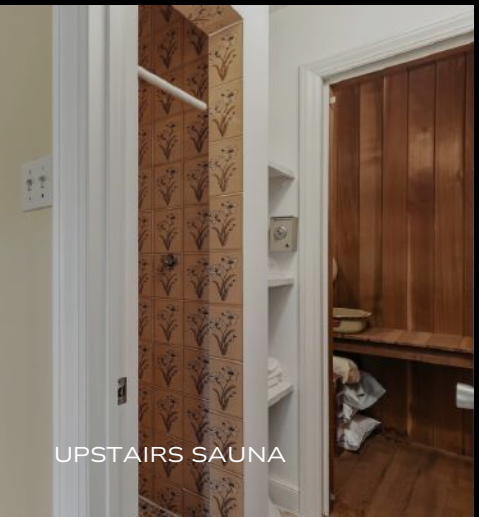
LOWER LEVEL

Mud Room with Walk-out

The walk-out lower level gives you real flexibility. There's a large recreation room (26'6" x 14'11") with a warm wood accent wall, a den (12'10" x 18'4") with hardwood floors, built-in cabinets and a mudroom area with its own door to the backyard, a fifth bedroom (14'1" x 12'7"), and a 2-piece bath. It's a great setup for teens, guests or extended family.

HIDDEN TREASURES

COVERED ARCHED ENTRY



UPSTAIRS SAUNA

WORKSHOP AREA AND STORAGE

FEATURES

MAIN LEVEL

/ Curved Staircase
/ Hardwood Floors
/ Crown Moulding
/ Ceiling Medallions
/ Arched Openings

KITCHEN

/ Granite Counters
/ Wall Oven
/ Breakfast Nook
/ Leaded Glass
/ Peninsula

FAMILY ROOM

/ Propane Fireplace
/ Brick Hearth
/ Built-In Shelving
/ Media Unit
/ Main-Floor Laundry

UPPER LEVEL

/ Primary Suite
/ Walk-In Closet
/ Jetted Tub Ensuite
/ Sauna
/ 3 More Bedrooms

LOWER LEVEL

/ Walk-Out Access
/ Rec Room
/ Den & Mudroom
/ Fifth Bedroom
/ Workshop

OUTDOORS

/ Circular Drive
/ Double Garage
/ New Deck (2024)
/ Perennial Gardens
/ Bell Lake Access

THE HIDDEN WORKSHOP

Quietly placed behind a wood-panelled door sits a fantastic multi-use space. Inside, you will find the furnace, and the entire space under the garage was also used as a woodworking shop. With its raised floor, high ceilings and ample storage, this space is an added gem that will appeal to anyone who needs a space to create.

OUTDOOR LIVING

The deck was fully rebuilt in 2024 and overlooks perennial gardens and mature trees. The 15,000 sq. ft. lot offers privacy, a covered walk-out patio and direct access to Bell Lake, just steps from your back door.

THE AREA

Nantucket is a well-established Dartmouth neighbourhood with quiet streets and mature trees. You're close to schools, shopping, parks and recreation, with quick access to the rest of Dartmouth and Halifax.

Bell Lake is right at your back door. Walk the trail around the lake, launch a kayak or paddleboard, or go for a swim. The Abenaki Aquatic Club, home to canoe and kayak paddling, sits right on the lake.

HIGHLIGHTS

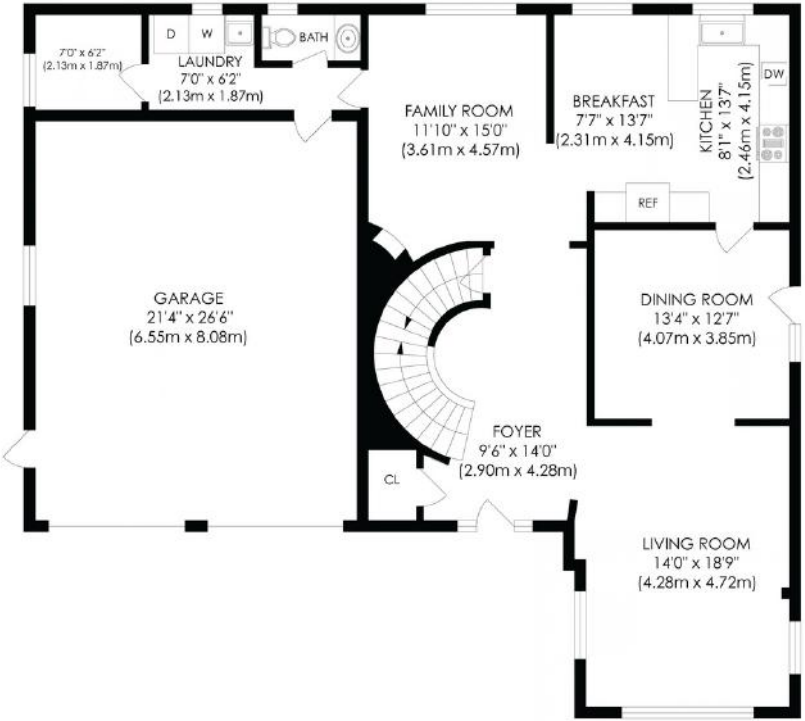
BELL LAKE TRAIL

NEARBY SCHOOLS

ABENAKI AQUATIC CLUB

SHOPPING & DINING

FLOOR PLAN - MAIN FLOOR



0' 5'

MAIN LEVEL

FLOOR PLAN AREA 1,242 sq.ft.

APPROXIMATE SQUARE FOOTAGE
ALL DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

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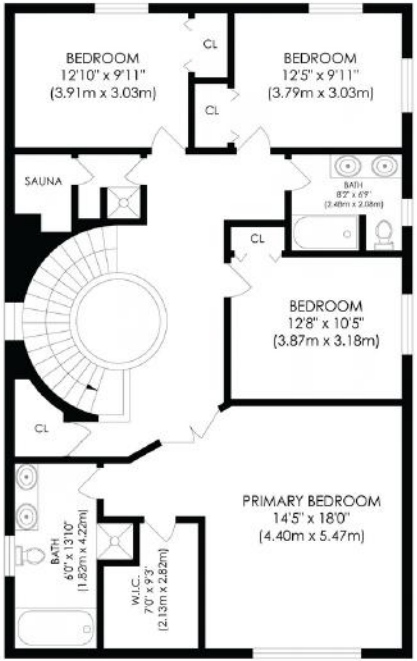
FLOOR PLAN - UPPER FLOOR



0' 5'

SECOND LEVEL

FLOOR PLAN AREA 1,346 sq.ft.

APPROXIMATE SQUARE FOOTAGE
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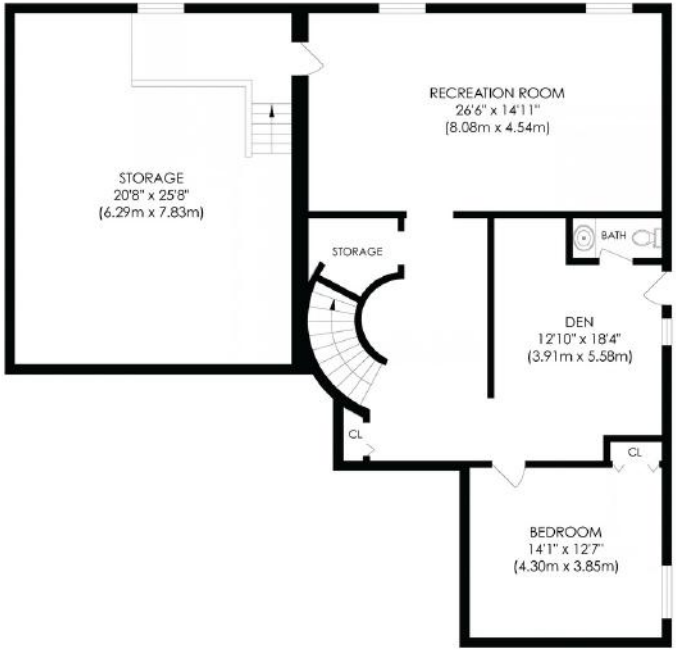
FLOOR PLAN - LOWER FLOOR



0' 5'

BASEMENT

FLOOR PLAN AREA 1,642 sq.ft.

APPROXIMATE SQUARE FOOTAGE
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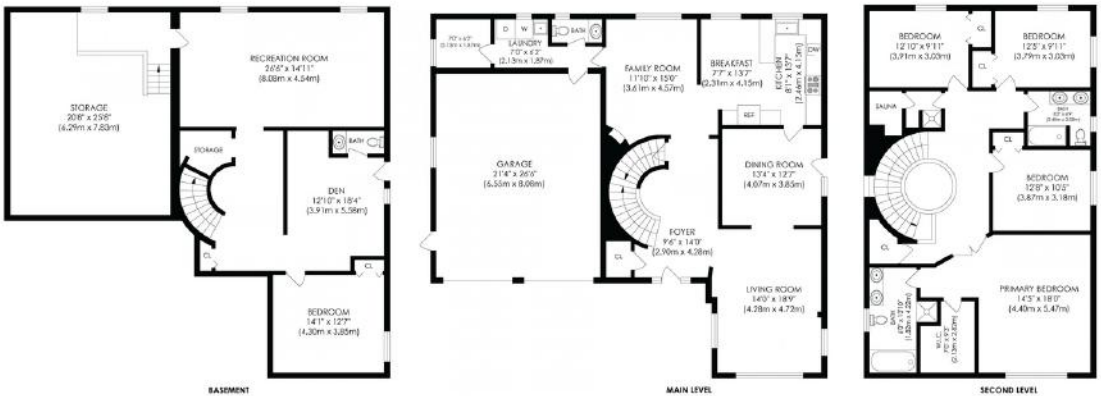
FLOOR PLANS



FLOOR PLAN AREA 4,230 sq.ft.

APPROXIMATE SQUARE FOOTAGE

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Lisa Doyle FRI CRES ABR

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