

\$5,900,000 - 276 Sunnylea Road, Wellington

MLS® #202522677

\$5,900,000

6 Bedroom, 8.00 Bathroom, 10,417 sqft

Single Family on 1.13 Acres

Wellington, Wellington, Nova Scotia

Terrace House stands as a rare architectural achievement, 10,417 sq.ft. of contemporary design envisioned by David Bourque, crafted to a standard seldom seen in Nova Scotia. Built to commercial grade specifications, this estate marries strength, precision, and artistry, setting a benchmark for luxury living. The construction tells its own story of permanence: ICF walls, an aluminum curtain wall system with Solarban 60 glazing, and a standing seam metal roof create a structure designed to endure. Inside, solid white oak beams soften the modern aesthetic, while radiant in-floor heating, including in the triple garage, ensures year-round comfort. Ten discreet ducted cooling units and a fully engineered mechanical system provide silent efficiency without visual interruption. With 6 bedrooms and 8 baths, the home balances intimacy and scale. The main level primary suite is a private retreat, complete with a lounge, double sided fireplace, walk-out patio, walk-in dressing room with laundry, and a striking ensuite anchored by a sculptural concrete tub. Additional bedrooms feature private ensuites, and the thoughtful flow adapts seamlessly to both family living and entertaining. The culinary space elevates daily rituals, offering a commercial grade gas range, dual panel ready JennAir refrigerators, a statement island, and a secondary prep kitchen. In the loft, you'll find a versatile suite with bunk beds, kitchenette, and bath extends the homes hospitality, while the lower level provides a world of its own with a



bedroom, full bath, secret room, wine room, bar, gym, and theatre. Refined finishes, including Emtek hardware, cold rolled steel railings inset with custom glass, Control4 smart automation, and book matched stonework, underscore the homes craftsmanship. Set on 185 feet of frontage along Grand Lake, the property offers a rare combination of natural serenity and modern convenience, with downtown Halifax and the airport within easy reach. (id:6289)

Built in 2023

Essential Information

Listing #	202522677
Price	\$5,900,000
Bedrooms	6
Bathrooms	8.00
Half Baths	2
Square Footage	10,417
Acres	1.13
Year Built	2023
Type	Single Family
Sub-Type	Freehold
Style	Contemporary

Community Information

Address	276 Sunnylea Road
Subdivision	Wellington
City	Wellington
Province	Nova Scotia
Postal Code	B2T1A2

Amenities

Amenities	Golf Course, Park, Shopping, Place of Worship, Beach
Features	Treed, Sloping
Parking	Attached Garage, Garage, Paved Yard
# of Garages	2
View	Lake view

Is Waterfront	Yes
Waterfront	Waterfront on lake

Interior

Appliances	Range - Gas, Dishwasher, Dryer - Gas, Washer, Microwave, Refrigerator
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Wood siding
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	The Agency Real Estate Brokerage
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