

\$849,900 - 214 Hillside Drive, Boutilliers Point

MLS® #202524060

\$849,900

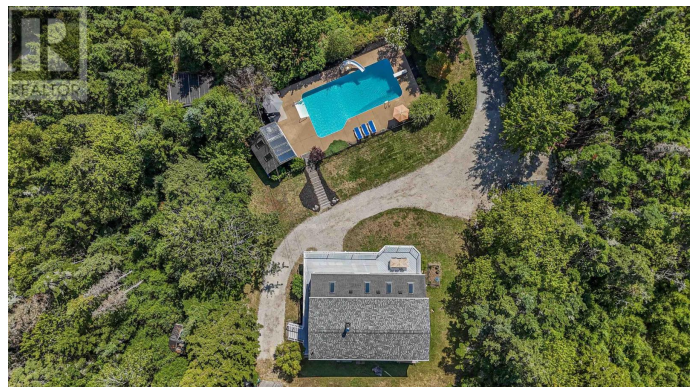
3 Bedroom, 2.00 Bathroom, 2,831 sqft

Single Family on 0.69 Acres

Boutilliers Point, Boutilliers Point, Nova Scotia

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Perched above the water, this move-in-ready home offers some of the best views of St. Margarets Bay. Set on a forested 0.69-acre lot, you'll enjoy tranquility and privacy while being less than 30 minutes to downtown Halifax and only 10 minutes from all the amenities in Tantallon. Inside, the home combines modern updates with timeless charm. Expansive windows frame the sweeping views of the bay, while two new heat pumps and a certified wood stove ensure year round comfort. The kitchen features all new appliances, a custom backsplash, and stylish finishes. A highlight of the property is the professionally finished, soundproof studio with kitchenette, ideal for creative work, a home office, or a private entertainment space. Step outside to your personal retreat: a 500 sq. ft. wrap-around deck, in-ground pool with solar heating, and mature landscaping surrounded by trees and trails. Perfect for entertaining or unwinding, this home blends modern upgrades, outdoor amenities, and unmatched views, offering privacy, community, and a relaxed seaside retreat in one of Nova Scotia's most desirable areas. Renovations, Upgrades & Features Two new heat pumps WETT-certified wood stove with fan New water heater and well compression tank Upgraded electrical panel and wiring 10 new vinyl windows + custom exterior doors (including



high-end garage door) New third-floor bathroom + upgraded main-floor bathroom. Updated kitchen with new appliances and backsplash. New roof with ridge vent + new front siding with added insulation, 500 sq. ft. wrap-around deck with all new deck boards. In-ground pool with solar heating system, 240v panel converter, wood stove & electric wall heaters. Professionally finished soundproof studio with kitchenette and separate entrance and more extensive interior and exterior improvements. (id:6289)

Built in 1984

Essential Information

Listing #	202524060
Price	\$849,900
Bedrooms	3
Bathrooms	2.00
Square Footage	2,831
Acres	0.69
Year Built	1984
Type	Single Family
Sub-Type	Freehold
Style	3 Level

Community Information

Address	214 Hillside Drive
Subdivision	Boutiliers Point
City	Boutiliers Point
Province	Nova Scotia
Postal Code	B3Z1W8

Amenities

Amenities	Park, Playground, Beach
Features	Treed
Parking	Attached Garage, Garage, Paved Yard
# of Garages	2
View	Ocean view

Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Oven, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Cooling	Wall unit, Heat Pump
# of Stories	2

Exterior

Exterior	Wood siding
Exterior Features	Partially landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	FLAT RATE REALTY CANADA LTD - 15099
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