

\$525,000 - 218 Hillside Drive, Boutilliers Point

MLS® #202217469

\$525,000

4 Bedroom, 2.50 Bathroom, 3,136 sqft

Residential on 6.32 Acres

40-C, Boutilliers Point, NS

Come home to 218 Hillside Drive in Boutilliers Point and experience life close to the beautiful and desirable St. Margaret's Bay area. Minutes from the ocean, this 4-bedroom contemporary bungalow is nestled on just over 6 acres of property and is a private woodland haven complete with your very own pond. Inside, you can enjoy the spacious open-concept floorplan with stunning board and batten ceilings and perfectly placed windows throughout. The large custom kitchen has tasteful white cabinetry, lots of storage, and a dining nook with incredible views of all seasons. The living room features a sunny picture window with seating, the ideal spot for birdwatching. This home has 2.5 large bathrooms, the septic system is less than three years old, and the paint and floors boast a neutral palette, making it turnkey and ready for you. Added bonus! If you're interested in income potential or need for a place for extended family to live, the walk-out basement has a separate entrance, offering significant privacy for an easy conversion to a one-bedroom apartment. Especially ideal, should you wish to capitalize on Nova Scotia's bustling tourism season and become an Airbnb host! From the large balcony overlooking the woods, the attached garage, campfire nights by multiple firepits, to the several storage sheds to house yard equipment and lawn furniture, there is so much offered with this listing- inside and out! Boutilliers Point is only 30 minutes from



Halifax, and mere minutes to shopping, schools, beaches, and the Rails to Trails walking trail is just down the road. Homes in this area are rare finds and scooped up quickly. Call to view today and avoid missing this wonderful ownership opportunity.

Built in 1986

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 202217469 |
| Price | \$525,000 |
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 3,136 |
| Acres | 6.32 |
| Year Built | 1986 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Contemporary |
| Status | Closed |
| Date Sold | December 12th, 2022 |

Community Information

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|--------------|--|
| Address | 218 Hillside Drive |
| Area | Halifax - Dartmouth |
| District | 40-Timberlea, Prospect, St. Margaret's Bay |
| Sub-District | 40-C |
| City | Boutiliers Point |
| County | Halifax |
| Province | NS |
| Postal Code | B3Z 1W8 |

Amenities

| | |
|------------|---|
| Utilities | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking | Attached, Gravel, Paved |
| Waterfront | Stream/Pond |

Interior

| | |
|-------------------|--|
| Interior Features | Ensuite Bath, Secondary Suite, High Speed Internet |
| Appliances | Stove, Dishwasher, Dryer, Washer, Refrigerator |
| Heating | Baseboard |
| Has Basement | Yes |
| Basement | Full, Walk-Out Access |

Exterior

| | |
|-----------------|--|
| Lot Description | 3 to 9.99 Acres, Hardwood Bush, Landscaped, Wooded |
| Roof | Asphalt |
| Construction | Wood Siding |
| Foundation | Concrete Perimeter |

School Information

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|------------|-------------------------------------|
| Elementary | St Margaret's Bay Elementary School |
| Middle | Five Bridges Junior High School |
| High | Bay View High School |

Additional Information

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| Zoning | Res |
|--------|-----|

Listing Details

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|----------------|----------------------------------|
| Listing Office | EXIT Realty Inter Lake Liverpool |
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Listing information last updated on October 15th, 2025 at 6:02am ADT