

\$769,900 - 317 Marketway Lane, Timberlea

MLS® #202301254

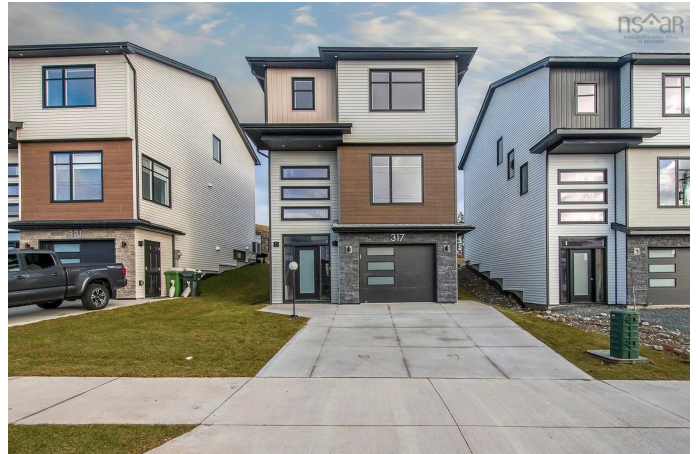
\$769,900

3 Bedroom, 3.00 Bathroom, 2,319 sqft

Residential on 0.10 Acres

40-A, Timberlea, NS

The "Highview" design by Signature Homes Ltd. Completely built and ready to own, has three fully finished levels, and a golf course view. The open concept layout on the main floor features a 15,000 BTU heat pump, a galley kitchen with quartz countertops and a spacious island complete with an undermounted stainless steel sink and extended countertop for bar stool seating. Ceramic backsplash, and cabinets with undermount lights are pleasant finishes to appreciate here too. The living room, at the front of the house, features 2 large windows for plenty of natural light. At the back of the house the great room features a beautiful electric fireplace surrounded with tile from the floor to the ceiling, creating a nice focal point in this space. A large three panel window brings in lots of light and the sliding door leads to the rear deck, spanning the width of the house, has plenty of space for entertaining or relaxing. A privacy wall on one side and views of the Links at Brunello Golf Course to enjoy. Engineered hardwood flooring throughout the main and second floors, ceramic tile in the bathrooms, mudroom and entryway. Hardwood staircases with black metal spindles and wood rails lead up to the second floor and down to the basement. Upstairs, the primary bedroom features a walk-in closet, large window with golf course view, 9000 BTU heat pump and a 5 piece ensuite bath with a double vanity, custom tile shower, and soaker tub. The second and third bedrooms, full bath and



laundry complete the second floor. The basement features a spacious rec room with laminate flooring, mudroom and indoor garage access. Ceramic floor covers the entryway, hall, powder room and mudroom. A 10 year LUX warranty, concrete driveway and landscaped lot are included.

Essential Information

MLS® #	202301254
Price	\$769,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,319
Acres	0.10
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 17th, 2023

Community Information

Address	317 Marketway Lane
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-A
City	Timberlea
County	Halifax
Province	NS
Postal Code	B3T 1L5

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Attached, Single, Heated Garage, Wired, Concrete
# of Garages	1

Interior

Interior Features	Ensuite Bath, High Speed Internet
Heating	Baseboard, Fireplace(s), Ductless
Fireplace	Yes
Fireplaces	Fireplace(s), Electric
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Finished

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Stone, Vinyl Siding, Other
Foundation	Concrete Perimeter

School Information

Elementary	Beechville Lakeside Timberlea Jr Elementary School
Middle	Ridgecliff Middle School
High	Bay View High School

Additional Information

Zoning	CDD
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Listing Details

Listing Office	Royal LePage Atlantic
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Listing information last updated on October 29th, 2025 at 12:47pm ADT