

\$799,900 - 76 Brunello Boulevard, Timberlea

MLS® #202302114

\$799,900

4 Bedroom, 3.50 Bathroom, 2,458 sqft

Residential on 0.17 Acres

40-A, Timberlea, NS

The popular Brunello Estates is a golf and lifestyle community just minutes from downtown Halifax. Along with the highly regarded Links at Brunello you also have access to hiking trails, miles of golf cart path for cross country skiing and offseason walks, a playground, tennis courts, the BLT trail and more! This modern 3 level build which is loaded with upgrades happens to be one of the closest homes to the club house. A large and welcoming foyer is incredibly lit with natural light and open to above for a grand greeting. Completing the entry level of the home is a rec room, 4th bedroom and 3pc bathroom which is great for entraining guests. The first of two sets of gleaming hardwood stairs will bring you to the 2nd level and your stunning open concept kitchen, dining and family room combo. Quartz countertops, cabinets to ceiling, apron sink, gas range, large pantry and floating shelves are just a few of the things that make you smile while you cook. A propane fireplace with shiplap mantle adds that cozy element we all need on those cold winter evenings, and you still have a separate living room/den on this level. Upstairs incorporates a perfectly spacious primary bedroom suite with walk in closet and bath including freestanding tub, tiled shower, floating vanity and spectacular herring bone tiled floors. Two more bedrooms, a third full bathroom and laundry room all round out the upper level. Enjoy the outdoors with composite decking and a sizable, tiered backyard. This



home is like new and more than move-in ready. Don't hesitate to book your private viewing today.

Essential Information

MLS® #	202302114
Price	\$799,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,458
Acres	0.17
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 19th, 2023

Community Information

Address	76 Brunello Boulevard
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-A
City	Timberlea
County	Halifax
Province	NS
Postal Code	B3T 0J4

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected, Other
Parking Spaces	1
Parking	Attached, Single, Aggregate
# of Garages	1

Interior

Interior Features	High Speed Internet
Appliances	Gas Range, Dishwasher, Dryer, Washer, Microwave, Refrigerator

Heating	Baseboard, Fireplace(s), Ductless
Fireplace	Yes
# of Stories	3
Stories	Three Or More
Has Basement	Yes
Basement	Finished

Exterior

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

School Information

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

Additional Information

Zoning	CDD - COMPREHENSIVE DEVELOPMENT DISTRICT
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Listing Details

Listing Office	Engel & Volkers
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