

\$729,900 - 50 Merlot Court, Timberlea

MLS® #202306618

\$729,900

3 Bedroom, 2.50 Bathroom, 2,466 sqft

Residential on 0.16 Acres

40-A, Timberlea, NS

When you're buying a home, you're buying a lifestyle, and no community offers more lifestyle amenities than Brunello. Golf, tennis, boating, cross country skiing, tobogganing, or simply strolling the trails; it's all at your doorstep. After a day of fun, you can return home to your sanctuary at 50 Merlot Court, a custom-built home with high-end finishes, nestled at the top of a private cul-de-sac. This better-than-new home offers smart home technology, lawn irrigation system, in-floor heat, bamboo flooring, stainless appliances including Bixby refrigerator, propane fireplace, heat pumps, and much more. Three bedrooms, 2.5 baths, main floor den, and built-in garage offer flexibility for those seeking spaces for family, guests, and working from home. Enjoy complete privacy on the sophisticated back patio and deck. The location is excellent, with shops and services nearby, and more on the way. It's a straightforward commute to downtown, hospitals, and universities, via car, transit, or bicycle, and minutes to Bayer's Lake. Ocean beaches are a short drive away. In an outstanding school district, offering both French Immersion and English elementary. Don't miss the chance to own a unique, custom home in an incredible community. Viewings by appointment. Don't delay.



Built in 2012

Essential Information

MLS® #	202306618
Price	\$729,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,466
Acres	0.16
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 7th, 2023

Community Information

Address	50 Merlot Court
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-A
City	Timberlea
County	Halifax
Province	NS
Postal Code	B3T 0C2

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	1.5, Garage, Heated Garage, Wired, Double, Aggregate, Parking Spaces(s)
# of Garages	2

Interior

Interior Features	Central Vacuum, Ensuite Bath, See Remarks, High Speed Internet
Appliances	Central Vacuum, Propane Cooktop, Electric Oven, Dishwasher, Dryer, Washer, Refrigerator, Other
Heating	Baseboard, Ductless, In Floor, Radiant
Cooling	Ductless
Fireplace	Yes
Fireplaces	Fireplace(s), Propane

# of Stories	2
Stories	2 Storey, Two
Basement	None

Exterior

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

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	Red Door Realty
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