

\$1,215,000 - 37 Morse Lane, Boutiliers Point

MLS® #202310576

\$1,215,000

4 Bedroom, 2.00 Bathroom, 2,508 sqft

Residential on 1.17 Acres

40-D, Boutiliers Point, NS

Net-zero oceanfront tranquility on the picturesque St. Margaret's Bay, welcome to 37 Morse Lane in Boutiliers Point, Nova Scotia. This meticulously renovated home offers luxurious features, breathtaking oceanfront views, beautifully landscaped grounds, and an impressive 173 ft of private ocean frontage. With 2508 sq ft of thoughtfully designed living space, it presents an opportunity for a remarkable coastal lifestyle. One standout feature is its commitment to sustainable living. Powered by a solar net-zero energy system, you can enjoy living without energy costs while reducing your environmental footprint. Situated on the waterfront, this property boasts a private dock with deep water mooring and a sauna for relaxation. It offers easy access to the Atlantic Ocean and a serene spot to unwind while enjoying the views. Comfort is ensured with the fully ducted 5-ton heat pump installed in October 2022, providing efficient heating and cooling throughout the year. For those interested in vacation rentals, the property features a built-in turn-key AirBnB, capitalizing on the tourism appeal of St. Margaret's Bay. The fully furnished unit offers a hassle-free opportunity to supplement income or share the beauty of the location with others. Additionally, the property includes a full-size unfinished basement, providing endless customization possibilities. Transform it into a dream family room or a state-of-the-art exercise room. The basement offers a blank canvas for your creative vision. Don't miss this



rare chance to own an exclusive property on the historic Atlantic Coast. With impressive features, eco-conscious design, and a stunning waterfront location, this home combines luxury, sustainability, and income potential. Schedule a viewing today and be captivated by its beauty and serenity.

Built in 1966

Essential Information

MLS® #	202310576
Price	\$1,215,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,508
Acres	1.17
Year Built	1966
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
Date Sold	August 11th, 2023

Community Information

Address	37 Morse Lane
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-D
City	Boutiliers Point
County	Halifax
Province	NS
Postal Code	B3Z 1V8

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1

Parking	Attached, Single, Wired, Gravel
# of Garages	1
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Ocean Access

Interior

Interior Features	High Speed Internet
Appliances	Oven, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Fireplace(s), Heat Pump
Fireplace	Yes
Fireplaces	Wood Burning Stove, Propane
Has Basement	Yes
Basement	Partially Finished

Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

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

Additional Information

Zoning	MRR-1
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Listing Details

Listing Office	Century 21 Trident Realty Ltd.
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