

# \$650,000 - 12 Jutland Lane, Boutilliers Point

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MLS® #202310699

**\$650,000**

3 Bedroom, 2.50 Bathroom, 2,365 sqft

Residential on 0.79 Acres

40-D, Boutilliers Point, NS

Perched on the edge of St. Margaret's Bay, this extraordinary home offers a captivating panoramic view that will leave you breathless. The open-concept living area serves as the heart of the home, with a grand vaulted living room adorned by a stunning hearth and fireplace, creating an inviting ambiance for gatherings and relaxation. The main floor is designed to impress, boasting a beautiful primary bedroom wing complete with a deluxe ensuite and a spacious walk-in closet. As you venture through the home, you'll discover a seamless flow of open spaces, starting with the open space living room and its cozy wood fireplace. The adjacent dining room and country kitchen are enhanced by an attached separate laundry room and a butler's pantry, ensuring convenience meets elegance. Attached is a library sitting room step out onto the deck, where you can immerse yourself in the mesmerizing views of the ocean. Descending to the lower level, the home continues to dazzle with its impeccable design. Two generously-sized bedrooms provide ample space and light, while a dedicated media room with built-in audio sets the stage for unforgettable movie nights. Need a quiet space to work? The office offers a serene atmosphere for productivity. A full 3-piece bath completes this level, offering both style and functionality. From the tastefully designed landscaping to the efficiency of the top-of-the-line boiler and heated double garage, every aspect has been carefully



considered. The kitchen showcases exquisite quartz countertops. This is a residence where quality, elegance, and natural beauty harmoniously intertwine, resulting in a truly remarkable living experience.

Built in 2008

**Essential Information**

MLS® #	202310699
Price	\$650,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,365
Acres	0.79
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	September 26th, 2023

**Community Information**

Address	12 Jutland 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 1X3

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Heated Garage, Gravel
# of Garages	2

View Ocean

## Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Electric, Hot Water, In Floor, Radiant
Fireplace	Yes
Fireplaces	Fireplace(s), Wood Burning
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

## Exterior

Lot Description	0.5 to 0.99 Acres, Partially Cleared, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Vinyl 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	MU-2
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## Listing Details

Listing Office	RE/MAX Nova (Halifax)
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