

\$489,900 - 4 Spruce Lane, Boutilliers Point

MLS® #202317027

\$489,900

4 Bedroom, 1.00 Bathroom, 1,724 sqft

Residential on 1.93 Acres

40-A, Boutilliers Point, NS

Welcome to 4 Spruce Lane in Boutillier's Point, Nova Scotia. This well cared for bungalow sits on over an acre of land. The main floor features a spacious kitchen with 3 appliances and plenty of counter and cupboard space. It also includes the door with a multi-tiered side deck leading to your leveled, landscaped backyard featuring a large outbuilding as well as a garden shed. Off the kitchen, you'll find a formal dining room with hardwood floors that flow into the living room that features a cozy wood-burning fireplace and a large bay window. Down the hall you'll find 3 spacious bedrooms, including a primary suite with his and her closets and hardwood floors. Completing the main level is a large, 4 piece main bath and a separate laundry room. The lower level features a large rec room, 4th bedroom (windows not egress) and plenty of indoor storage with a workshop area plus walkout. Recent upgrades to this home include; newer roof shingles and septic system, water treatment system and some windows. This home is located 2 minutes from Highway 103 exit 5A and it's only a 20 minute drive to Bay of Fundy Lake and all its amenities. This home is also close to local marinas, beaches, trails and the community ice rink. Call today for your private viewing.



Built in 1971

Essential Information

MLS® #	202317027
Price	\$489,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,724
Acres	1.93
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	October 12th, 2023

Community Information

Address	4 Spruce Lane
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-A
City	Boutiliers Point
County	Halifax
Province	NS
Postal Code	B3W 4G8

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Refrigerator
Heating	Baseboard, Hot Water
Fireplace	Yes
Fireplaces	Fireplace(s)
Has Basement	Yes
Basement	Partially Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Landscaped, Level
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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	Royal LePage Atlantic
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