

\$689,000 - 108 Hubley Mill Lake Road, Upper Tantallon

MLS® #202401305

\$689,000

3 Bedroom, 2.50 Bathroom, 1,736 sqft

Residential on 0.63 Acres

21-B, Upper Tantallon, NS

Always dreamed of lakeside living close to the city, but never thought it was within reach? Now it is! This custom designed 3 bedroom home sits on a quiet street close to all amenities. Walk to Tim Hortons from your backyard or catch the bus! You will love this family friendly location - close to great schools, rec centres, shopping & handy to the popular Rails to Trails system. This well-maintained trail provides nature adventures for miles in both directions. With Hubley Mill Lake right at your front door, you can swim, sunbathe, kayak or fish and yet still be close to the ocean right down the road! There is attention to detail throughout. The bright, expansive kitchen flows into the dining area that opens to a large back deck where you will enjoy family BBQs and can soak in the hot tub beneath the stars. Newly installed patio doors with retractable screens invite the cool lake breezes through the house. Unwind in the living room by the warm glow of the propane fireplace or revel in the lake views from the large windows in the den (working from home will be a joy!). The primary bedroom boasts a walk-in closet, and a spa-like ensuite featuring an electric fireplace & custom-built rain shower. The 3 yr. old 9.45KW solar system reduces power bills to under \$50 every two months - current owner has received annual rebates! Ask your Realtor® for full details on terms of loan. The attached garage, blends into the basement, providing not only convenient car storage but also extra flex-room & workshop space. Its



30-ft length fits 2 cars in a row or even a sizeable boat – a rare and valuable feature! The beautifully landscaped private yard comes complete with ornamental bushes, grapevines & fruit trees. Some neighbors have added seasonal docks to the lake, since Public Works owns the land between the road and lake. A community boat launch adds an extra layer of convenience to your summer adventures. Don't let this gem pass you by! Book a viewing today!

Built in 1999

Essential Information

MLS® #	202401305
Price	\$689,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,736
Acres	0.63
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 10th, 2024

Community Information

Address	108 Hubley Mill Lake Road
Area	Halifax - Dartmouth
District	21-Kingswood, Haliburton Hills, Hammonds Pl.
Sub-District	21-B
City	Upper Tantallon
County	Halifax
Province	NS
Postal Code	B3Z 1E8

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Single, Garage, Heated Garage, Wired, Double, Paved
# of Garages	1
View	Lake
Is Waterfront	Yes
Waterfront	Across Road, Lake Privileges

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Dishwasher
Heating	Baseboard, Fireplace(s), Ductless, Hot Water
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	2 Storey, Two
Has Basement	Yes
Basement	Partially Finished, Other

Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Tantallon Jr Elementary School
Middle	Five Bridges Junior High School
High	Bay View High School

Additional Information

Zoning	VR
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Listing Details

Listing Office	Viewpoint Realty Services Inc.
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Listing information last updated on October 26th, 2025 at 2:02am ADT