

\$1,175,000 - 83 Brunello Boulevard, Timberlea

MLS® #202402711

\$1,175,000

4 Bedroom, 3.50 Bathroom, 3,348 sqft

Residential on 0.15 Acres

40-A, Timberlea, NS

83 Brunello Blvd, backing on the expanse of the beautiful 9th green of the Links of Brunello along with stunning views. This custom modern farmhouse style home in the prestigious Links of Brunello community is a short stroll to the clubhouse for golf, dining, pickleball or an array of activities at the Pavillion. This stunning property boasts 4 bedrooms, 3 full bathrooms, one half bath and is Custom-built with meticulous attention to detail including high-end finishes and custom features like reclaimed wood fireplace mantle, shiplap and tray ceiling insets to name a few. Situated on a large, level, fully fenced, and landscaped lot, this residence offers the perfect blend of privacy and outdoor enjoyment. An oversized aggregate driveway provides ample room for 3 vehicles and the underground irrigation system ensures your lawn stays lush and green. Composite decks provide an inviting space for relaxation while adding to the maintenance free exterior. Equipped with modern amenities, this home is designed for convenience and comfort. The Generlink and 3-zone ducted heat pump system ensures optimal climate control year-round. Cozy up by the propane fireplace on chilly evenings or showcase your culinary skills on the gas stove top in the spacious kitchen, complete with KitchenAid appliances and overlooking the picturesque golf course from the expansive windows. Downtown Halifax is a quick 15-minute commute allowing you to balance urban convenience with the



tranquility of suburban living. The growing Links of Brunello community is a haven for those who appreciate a sense of community alongside breathtaking nature and access to activities on your doorstep. Golf, tennis, skating, skiing, walking paths and kayaking are just a few of the recreational activities in your backyard. Amenities such as Sobeys and NSLC just a 2- minute drive away, while Bayers Lake shopping is just 8 minutes. Plus, as a resident, you'll enjoy exclusive perks including a discounted golf membership

Built in 2020

Essential Information

MLS® #	202402711
Price	\$1,175,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,348
Acres	0.15
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 4th, 2024

Community Information

Address	83 Brunello Boulevard
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-A
City	Timberlea
County	Halifax
Province	NS
Postal Code	B3T 0J3

Amenities

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

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Electric Oven, Gas Range, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Fireplace(s), Heat Pump
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level, Parkland/Golf Course
Roof	Asphalt, Metal
Construction	Stone, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Beechville Lakeside Timberlea Sr Elementary School
Middle	Ridgecliff Middle School
High	Bay View High School

Additional Information

Zoning	CDD - COMPREHENSIVE DEVELOPMENT DISTRICT
--------	--

Listing Details

Listing Office	RE/MAX Nova (Halifax)
----------------	-----------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 29th, 2025 at 12:32pm ADT