

\$995,000 - 3 Boulderwood Road, Halifax

MLS® #202404910

\$995,000

4 Bedroom, 2.50 Bathroom, 2,840 sqft

Residential on 0.77 Acres

8-C, Halifax, NS

On the market for the first time in more than 50 yr, an absolute gem of a property in sought after Boulderwood. Situated on a large (0.77 ac), beautifully landscaped lot within park-like surroundings, offering expansive views of the Northwest Arm. Other features of the property include side paver stone patio, rear concrete patio, rear second level balcony, private, shared oceanfront wharf, and deeded access to Williams Lake. The home features hardwood, stone, and ceramic flooring. The main floor includes an attractive kitchen with custom wooden cabinetry, granite countertops, built-in appliances including Sub-Zero refrigerator, Decor range, and a new Bosch dishwasher. French doors connect a formal dining room and large living room, each with a fireplace, wood beam detailing on the ceilings, and excellent views of the ocean. Upstairs includes 4 bedrooms, 2 baths, and rear balcony. The spacious primary bedroom includes 4-pc ensuite bath and ample closet space with built-in cabinetry. Recent upgrades include new flat roof, repointed chimney, fresh exterior paint, oil tank and furnace replaced in 2014.



Built in 1946

Essential Information

MLS® # 202404910

Price \$995,000

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,840
Acres	0.77
Year Built	1946
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 1st, 2024

Community Information

Address	3 Boulderwood Road
Area	Halifax - Dartmouth
District	8-Armdale/Purcell's Cove/Herring Cove
Sub-District	8-C
City	Halifax
County	Halifax
Province	NS
Postal Code	B3P 2J3

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	Paved
View	Ocean
Waterfront	Access: Deeded, Ocean Access

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Range, Electric Range, Dishwasher, Washer, Range Hood, Refrigerator, Water Softener
Heating	Baseboard, Furnace, Hot Water
Fireplace	Yes
Fireplaces	Fireplace(s), Wood Burning
# of Stories	2
Stories	2 Storey
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	0.5 to 0.99 Acres, Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Concrete, Shingle Siding, Stone
Foundation	Slab

Additional Information

Zoning	H
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Listing Details

Listing Office	Holm Realty Limited
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