

\$2,495,000 - 2 Blue Heron Lane, Tantallon

MLS® #202405633

\$2,495,000

4 Bedroom, 4.50 Bathroom, 5,378 sqft

Residential on 1.59 Acres

40-C, Tantallon, NS

Located in an exclusive neighborhood on Sheep's Head Island, 2 Blue Heron Lane sits proudly overlooking St. Margaret's Bay with elevated westward ocean views and 163 Feet of prime oceanfront. The turfstone driveway leads you to a secluded opening surrounded by curated gardens and mature trees. Upon entering this home, the foyer captures one of the best views that the Island has to offer. Soak up the sweeping panoramic vistas from this elegant and beautiful space which is enhanced by the display of lovely hardwood floors, high quality finishes, and crown moldings adorned by a new coffered ceiling. The custom kitchen features a breakfast bar island and a dreamy butlers pantry with an additional oven, dishwasher, fridge, and a convenient side door. The main level primary suite has a spacious walk-in closet and is topped by a luxurious 5pc ensuite with a soaker tub, a custom shower, and heated tile floors. Separated from the spacious king bedroom by french doors is a bright den that has vaulted ceilings with skylights, a propane fireplace, and access to a private two level deck. A formal dining room links the den and living rooms together, with a grand fireplace as the focal point. Beyond the main level are many additional spaces including a secondary suite, heated sunroom, private study, gym, and more! The stunning colours of westerly sunsets are enjoyed from both inside and outside at this fantastic property. This boater & swimmers paradise also has a boat



ramp and flagstone patio fire pit, making it a popular summer hangout spot with family and friends. At the water's edge is a wharf with a float and a new boathouse. Not to be overlooked is the detached three car garage that is fully insulated with in-floor heating. Sheeps Head Island is an established neighborhood located under 10 minutes from all amenities in Tantallon, just 30 Min to Halifax, and 40 minutes to the International Airport.

Built in 1988

Essential Information

MLS® #	202405633
Price	\$2,495,000
Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	5,378
Acres	1.59
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 23rd, 2024

Community Information

Address	2 Blue Heron Lane
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-C
City	Tantallon
County	Halifax
Province	NS
Postal Code	B3Z 2K5

Amenities

Utilities	Electric, Propane, Electricity Connected
Parking Spaces	3
Parking	Detached, Triple, Heated Garage, Wired, Circular Driveway, Interlocking, Paved
# of Garages	3
View	Bay, Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Access: Boat, Ocean Access

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Gas Range, Dishwasher, Washer/Dryer, Freezer - Stand Up, Microwave, Refrigerator, Wine Cooler, Water Softener
Heating	Baseboard, Electric, Fireplace(s), Heat Pump, In Floor, Stove
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Wood Burning Stove, Fireplace(s), Propane, Wood Burning
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Exterior Features	Balcony, Dock
Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Rolling Slope
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	MU-2
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Listing Details

Listing Office	Engel & Volkers (Chester)
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