

\$724,900 - 308 Marketway Lane, Brunello Estates

MLS® #202406309

\$724,900

4 Bedroom, 3.50 Bathroom, 2,197 sqft

Residential on 0.08 Acres

40-A, Brunello Estates, NS

This residence at Brunello Golf Estates presents an extraordinary opportunity to reside in a picturesque community, just minutes away from Bayer's Lake and conveniently accessible to downtown Halifax. The smart architectural design, featuring a welcoming side entrance, introduces a charming foyer and a private home office, perfectly suited for remote work or hosting meetings. Stepping into the spacious great room with lofty 10' ceilings, one is immediately captivated by the abundant natural light streaming through the expansive windows. The kitchen, adorned with quartz countertops and a sizable island, serves as a central gathering spot for loved ones, complemented by a generous pantry for ample storage. Completing the main level are a discreet powder room and direct access to the garage, all finished with elegant tile and hardwood flooring. Upstairs, the lavish Primary bedroom, graced with hardwood floors and a walk-in closet, offers a serene sanctuary, accompanied by a spa-like ensuite boasting a luxurious soaker tub, double raised underlit vanity, and a separate shower. Additionally, two bright and spacious bedrooms, another full bath, and a conveniently located laundry room contribute to the functional layout of the upper level. The walkout basement, featuring a cozy rec room and kitchenette, a fourth bedroom, and a third full bath, separate laundry units, presents versatile living options, perfect for accommodating guests. With the added comfort of heat pump, residents can enjoy



year-round comfort and energy efficiency.
Embrace an active lifestyle within The Links at Brunello community, offering amenities such as golfing, walking trails, cross-country skiing, river access, and clubhouse events. In summary, this property not only offers an exquisite residence but also the opportunity to embrace a vibrant lifestyle within a thriving community setting.

Essential Information

MLS® #	202406309
Price	\$724,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,197
Acres	0.08
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 30th, 2024

Community Information

Address	308 Marketway Lane
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-A
City	Brunello Estates
County	Halifax
Province	NS
Postal Code	B3T 0L1

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Single, Garage

# of Garages	1
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Interior

Interior Features	High Speed Internet
Heating	Baseboard, Heat Pump, Ductless
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

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

Additional Information

Zoning	R1
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Listing Details

Listing Office	Harbourside Realty Ltd.
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