

\$774,900 - 43 Toni Avenue, Boutilliers Point

MLS® #202406840

\$774,900

3 Bedroom, 2.00 Bathroom, 1,861 sqft

Residential on 1.06 Acres

40-D, Boutilliers Point, NS

This custom slab-on-grade bungalow offers spectacular, panoramic views of St. Margaret's Bay. Only 30 mins from Halifax, you'll be surrounded by nature with close access to beaches and trails. The property has been meticulously maintained and offers functional, spacious one-level living with numerous well-thought-out features. The kitchen, filled with natural light, has custom cabinetry, generous dinette, and pantry. The open concept living/dining room with its gleaming engineered hardwood, propane fireplace, large windows overlooking The Bay, and access to the composite deck and canopy make for a delightful space year-round. The spacious primary bedroom has double closets and an updated ensuite bath. Two additional bedrooms, a laundry room, 2.5 car attached garage and tons of storage spaces complete the home. Behind the home is a heated 24'x32' detached garage/workshop with a 12'x32' storage addition. The building features a finished upper-level loft with 2pc bath, most recently used as an art studio, but open to your imagination. The mature landscape is breathtaking! In warmer months it comes alive with lilies, hydrangeas, and perennials. You'll enjoy the automatic standby Generac generator for peace of mind. Come and have a look!



Built in 2000

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 202406840 |
| Price | \$774,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,861 |
| Acres | 1.06 |
| Year Built | 2000 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Bungalow |
| Status | Closed |
| Date Sold | July 8th, 2024 |

Community Information

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|--------------|--|
| Address | 43 Toni Avenue |
| Area | Halifax - Dartmouth |
| District | 40-Timberlea, Prospect, St. Margaret's Bay |
| Sub-District | 40-D |
| City | Boutiliers Point |
| County | Halifax |
| Province | NS |
| Postal Code | B3Z 1X4 |

Amenities

| | |
|----------------|---|
| Utilities | Propane, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 3 |
| Parking | Attached, Detached, Single, Double, Heated Garage, Wired, Gravel, Paved |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Central Vacuum, Ensuite Bath, High Speed Internet |
| Appliances | Central Vacuum, Electric Range, Dishwasher, Dryer, Washer, Microwave, Refrigerator |
| Heating | In Floor |
| Fireplace | Yes |
| Fireplaces | Propane |
| Basement | None |

Exterior

| | |
|-----------------|---|
| Lot Description | 1 to 2.99 Acres, Landscaped, Sloping/Terraced |
| Roof | Asphalt |
| Construction | Brick, Vinyl Siding |
| Foundation | Concrete Perimeter, Slab |

School Information

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|------------|-------------------------------------|
| Elementary | St Margaret's Bay Elementary School |
| Middle | Five Bridges Junior High School |
| High | Bay View High School |

Additional Information

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|--------|-----|
| Zoning | R-A |
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Listing Details

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

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