

\$749,900 - 323 Island View Drive, Boutiliers Point

MLS® #202408992

\$749,900

4 Bedroom, 2.00 Bathroom, 3,530 sqft

Residential on 1.49 Acres

40-D, Boutiliers Point, NS

Imagine waking each morning to unparalleled ocean vistas in the heart of one of Nova Scotia's most charming communities. Welcome to 323 Island View Drive. Situated on 1.5 acres in beautiful Boutilier's Point, just a stone's throw from some of the province's most inviting beaches, this home offers the coastal lifestyle you've always dreamed of. This fantastic 4-bedroom family home welcomes you with over 3500 square feet of meticulously cared-for and thoughtfully-designed living space, featuring an open-concept floor plan that seamlessly connects the living, dining, kitchen, and den areas with the home's large upper deck - an ideal configuration for entertaining. Well-placed windows ensure abundant sunlight from sunrise to sunset and boast brilliant panoramic views of Saint Margaret's Bay. Main floor laundry and access to the double attached garage adds an extra layer of convenience and practicality, while Electric Thermal Storage units and a cozy woodstove contribute to the home's eco-conscious energy-saving features. Downstairs, you'll find a recently finished family/rec room, featuring ample storage and plenty of space for all sorts of activity - including a media room, a gym, and a fully plumbed potential third bathroom, with walkout access to the home's spacious lower deck and expansive yard. Situated in a sought-after school district, and with the amenities of Upper Tantallon and highway access just a short drive away, this



property is perfect for anyone looking for the ideal blend of peace and tranquility; community and convenience. This view won't last. Donâ€™t miss your opportunity to own a slice of paradise. Reach out for your private showing today before it's #SoldBySarah.

Built in 2010

Essential Information

MLS® #	202408992
Price	\$749,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	3,530
Acres	1.49
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 23rd, 2024

Community Information

Address	323 Island View Drive
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 1R9

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double
# of Garages	2

View	Ocean
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Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator, Water Softener
Heating	Baseboard, Electric, Stove
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped
Roof	Asphalt
Construction	Vinyl 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	C-3
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Listing Details

Listing Office	Parachute Realty
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