

# \$859,900 - 295 Kennedys Road, Boutilliers Point

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MLS® #202412884

**\$859,900**

3 Bedroom, 2.00 Bathroom, 2,187 sqft

Residential on 5.00 Acres

40-D, Boutilliers Point, NS

A gardener's seaside paradise, this amazing property is extraordinary inside and out! It's located on a point on St. Margarets Bay, with exceptional gardens of well-established perennials, shrubs and trees, and raised vegetable beds with room for more! This house is historically charming and its modern addition is stunning. It also has an impressive oversized garage with a loft/studio. Step into the foyer and see how the skylights & vaulted ceilings light up the main floor. The huge living room, with a water view of the Bay & a wood-burning fireplace, leads to a den with French doors and through to a spacious dining room. The kitchen has cottage-style cabinetry, a custom island, black appliances, cork flooring & a double sink with a view of the gorgeous backyard. There is a new walk-in pantry off the dining room & another custom one near the laundry room at the back door, which leads to a lovely screened-in porch & gorgeous deck. The primary bedroom is on the main floor, open to a bathroom with walk-in shower, quartz counters & a walk-through closet. Upstairs, there are two more bedrooms, an office nook and a stylish black & white bathroom with a tub/shower. Outside, the manor-like grounds have a variety of fruit trees, flowering shrubs, a pond & sheds in a private setting. There is room to expand into the five acres, either with gardens or a secondary suite. Surrounded by the ocean, the deeded paths lead to a small lawn & deck right on the bay (great for swimming or paddling) &



another leads to a sandy beach. And only a half-hour drive to Halifax. A rare find! Brochure & Features in Docs.

**Essential Information**

MLS® #	202412884
Price	\$859,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,187
Acres	5.00
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 3rd, 2024

**Community Information**

Address	295 Kennedys Road
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 1V7

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected
Parking Spaces	2
Parking	Attached, Double, Wired, Gravel
# of Garages	2
View	Bay
Is Waterfront	Yes
Waterfront	Across Road, Waterfront, Access: Bay, Access: Deeded, Stream/Pond

**Interior**

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
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Appliances	Central Vacuum, Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator, Other
Heating	Baseboard, Fireplace(s), Forced Air, Furnace, Ductless
Fireplace	Yes
Fireplaces	Fireplace(s), Wood Burning
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Crawl Space, Full

## Exterior

Lot Description	3 to 9.99 Acres, Landscaped, Softwood Bush, Wooded
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter, Stone

## School Information

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

## Additional Information

Zoning	MRR-1
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## Listing Details

Listing Office	Keller Williams Select Realty
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