

\$689,900 - 7526 St Margarets Bay Road, Boutilliers Point

MLS® #202414171

\$689,900

3 Bedroom, 2.00 Bathroom, 1,625 sqft
Residential on 0.60 Acres

40-D, Boutilliers Point, NS

In the tranquil community of Boutilliers Point, a stunning 3-bedroom, 2-bathroom back split home offers an unparalleled living experience with breathtaking views of St. Margarets Bay. Your private outdoor oasis awaits with an above-ground pool, perfect for summer relaxation. The pool is surrounded by brand new decking, supported by very sturdy triple beams, ensuring both safety and style. A unique feature of this deck is the sliding portion near the gazebo, designed for convenient access to a hot tub. The back deck, recently redone with a privacy wall, provides an intimate space for gatherings. With deeded access to the beach between your property and St. Margarets Bay, you can enjoy direct, private access to the shoreline, making enjoying the ocean a part of your daily life. Inside, the home is fully furnished and move-in ready. The new tile flooring, designed to look like wood, adds a contemporary touch to the living spaces. New pot lights illuminate the interior, while new railings and stairs contribute to the home's modern feel. The custom kitchen is a chef's dream, featuring a chef-style sink and stove, along with new light fixtures that add a stylish flair. The basement is equally impressive, featuring new vinyl plank flooring. The heated crawl space adds comfort, while the egress window in the basement bedroom ensures safety and natural light. This bedroom also boasts an ensuite bathroom, providing privacy and convenience. Throughout the home, you'll find ample



storage space, both inside and out, accommodating all your needs. Stepping into the spacious and convenient garage, you'll appreciate the 100 AMP service, the brand new cement floor with additional 2" insulation that lends a clean, durable surface underfoot and the new James Hardie siding and cedar trim, enhancing its aesthetic appeal and durability. This home is not just a place to live but a retreat. Come and experience the perfect blend of comfort and luxury in a setting that's simply unbeatable.

Built in 1990

Essential Information

MLS® #	202414171
Price	\$689,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,625
Acres	0.60
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 1st, 2024

Community Information

Address	7526 St Margarets Bay 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 1S6

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Detached, Triple, Wired, Gravel
# of Garages	3
View	Ocean
Waterfront	Access: Deeded, Ocean Access
Has Pool	Yes
Pool	Above Ground

Interior

Interior Features	Ensuite Bath, See Remarks, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Ductless
Stories	Multi/Split
Has Basement	Yes
Basement	Crawl Space, Finished, Partial

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Brick
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	MRR-1
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Listing Details

Listing Office	Royal LePage Anchor Realty
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