

\$639,900 - 7042 St Margarets Bay Road, Boutilliers Point

MLS® #202416596

\$639,900

3 Bedroom, 3.00 Bathroom, 3,000 sqft

Residential on 0.23 Acres

40-D, Boutilliers Point, NS

Just like a breath of fresh ocean air, introducing 7042 St Margarets Bay Road, the stunner alongside the Atlantic Coast. This remarkable property offers unparalleled access to natural beauty with a public boat launch and proximity to the pristine white sand beaches of Cleveland and Queensland Beach. Take a step into a property that worships the coastal lifestyle and encourages light & the ocean breeze to flow throughout. Completely renovated in 2022, this home is fully finished top to bottom with unique touches. The open concept living room features a cozy propane fireplace and leads to a wonderful sunroom, perfect for soaking in natural light. Flowing to the dream kitchen equipped with luxury appliances, quartz countertops, a stunning island and an epic garage-style pass-through window, ideal for entertaining and enjoying the ocean breeze. Patio doors off the kitchen lead to a spacious deck and landscaped backyard with an included shed. Boasting three bedrooms, four bathrooms, including an ensuite, and convenient upstairs laundry, this 3,000 square foot home is perfect for families and people who want to be closer to the beach. The fully finished lower level is a showstopper with its glass garage door that allows natural light to flood the space. This area offers easy access for storage (You will need a spot for your paddle board) along with ample room for hobbies or entertaining. Open the doors to enjoy the ocean air while watching a movie. Additionally, the finished loft



space provides the perfect playroom or dream bedroom for a teenager needing extra space. This home is meticulously designed to maximize light, encourage entertaining, and embrace the coastal lifestyle. For those relocating, the sellers are willing to negotiate the furniture in the sale to make your East Coast move as easy as possible! Call your REALTOR.. The Atlantic Coast is Calling..

Built in 1941

Essential Information

MLS® #	202416596
Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	3,000
Acres	0.23
Year Built	1941
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 27th, 2024

Community Information

Address	7042 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 1W1

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone
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	Connected
Parking	No Garage, Circular Driveway, Gravel

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Oven, Dishwasher, Dryer, Washer, Freezer, Range Hood, Refrigerator
Heating	Baseboard, Ductless
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	2.5 Storey
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Partially Cleared, Landscaped
Roof	Asphalt
Construction	Shingle Siding, Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	MRR-1
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Listing Details

Listing Office	RE/MAX Nova (Halifax)
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