

# \$729,900 - 407 Marketway Lane, Timberlea

---

MLS® #202416727

**\$729,900**

3 Bedroom, 3.00 Bathroom, 2,191 sqft

Residential on 0.09 Acres

40-A, Timberlea, NS

Welcome to 407 Marketway Lane located in the most sought-after neighbourhood of Timberlea in Brunello Estates. This 3-year-old, quality-built home by Signature Homes features more than 2100 ft.Â² of finished living space. As you enter the lower level, you are greeted by a large foyer with 12' ceilings. Down the hall you'll find an access door to your single built-in car garage, storage room, a convenient mudroom, 2 pc bath and a spacious rec room with heat pump. As you ascend the hardwood staircase, you're greeted by a luminous open concept main level with hardwood flooring featuring a formal dining area and a modern eat-in kitchen with a large breakfast bar that offers stainless steel appliances, tons of cabinet space and quartz countertops. Adjacent to the kitchen, a great room awaits boasting large windows, a cozy electric fireplace and ductless heat pump plus patio doors leading to your rear deck spanning the length of the home. Follow the staircase up to the upper level where you'll find 3 good size bedrooms, including a primary suite with heat pump, a walk-in closet and a 5 pc ensuite with his and her sinks, a luxurious soaker tub and custom shower. A 4-pc main bath and separate laundry facilities completes the upper level. This home is walking distance to the Brunello Golf Course, local parks, trails, lakes, shopping such as the new Sobeys and NSLC. It's on the metro transit route and it's only a 5 min drive to Bayer's Lake and all its amenities. Call today for your private



viewing of this incredible home.

Built in 2021

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202416727               |
| Price          | \$729,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 2                       |
| Half Baths     | 2                       |
| Square Footage | 2,191                   |
| Acres          | 0.09                    |
| Year Built     | 2021                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | November 12th, 2024     |

**Community Information**

|              |                                            |
|--------------|--------------------------------------------|
| Address      | 407 Marketway Lane                         |
| Area         | Halifax - Dartmouth                        |
| District     | 40-Timberlea, Prospect, St. Margaret's Bay |
| Sub-District | 40-A                                       |
| City         | Timberlea                                  |
| County       | Halifax                                    |
| Province     | NS                                         |
| Postal Code  | B3T 0K9                                    |

**Amenities**

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 1                                                                 |
| Parking        | Attached, Single, Garage, Concrete                                |
| # of Garages   | 1                                                                 |

**Interior**

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Ensuite Bath, High Speed Internet              |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Refrigerator |

|              |                     |
|--------------|---------------------|
| Heating      | Baseboard, Ductless |
| # of Stories | 3                   |
| Stories      | 3 Storey            |
| Has Basement | Yes                 |
| Basement     | Finished            |

### **Exterior**

|                 |                                    |
|-----------------|------------------------------------|
| Lot Description | Under 0.5 Acres, Landscaped, Level |
| Roof            | Asphalt                            |
| Construction    | Stone, Vinyl Siding                |
| Foundation      | Concrete Perimeter                 |

### **School Information**

|            |                                                    |
|------------|----------------------------------------------------|
| Elementary | Beechville Lakeside Timberlea Jr Elementary School |
| Middle     | Ridgecliff Middle School                           |
| High       | Bay View High School                               |

### **Additional Information**

|        |     |
|--------|-----|
| Zoning | CDD |
|--------|-----|

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Atlantic |
|----------------|-----------------------|

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 29th, 2025 at 9:17pm ADT