

\$749,900 - 146 Tuscany Run, Brunello Estates

MLS® #202417206

\$749,900

3 Bedroom, 3.50 Bathroom, 2,470 sqft

Residential on 0.08 Acres

40-A, Brunello Estates, NS

Just finishing the last details! Be instantly impressed as you enter this stunning home with a two storey foyer with large windows for a bright welcome and gorgeous engineered hardwood throughout the main and upper levels. Ascend to the beautiful main floor Great Room with 10' high ceilings and so many large windows. The bright contemporary kitchen features a large island ideal for gathering around to start your day, quartz countertops, accent details on island and drawer fronts, a wonderful walk in pantry, and has access to take the living outside to your deck with stairs to the backyard. Convenience of a discrete powder room for you and guests. A spacious flex space can act as a separate living or formal dining space and overlooks the foyer below with amazing tempered glass rail. Upstairs you'll fall in love with Provident's penthouse master suite -- a true retreat with hardwood floors, a walk-in closet and spa-like ensuite with soaker tub, double raised underlit vanity and separate shower. Two nice size bedrooms, another full bath & laundry closet, provide a super functional upper floor. Top floor has the comfort of ducted heat pump for efficient heating and cooling. A ductless head services the main floor as well. Downstairs you'll find a large rec room off the back staircase, 3rd full bath and access to the built in garage. Additional lots and layouts available. Fantastic location in Brunello where residents enjoy walking the golf course trails, access to Nine Mile River, tennis, skating,



events at the club house (no membership required!), and super great access to Bayers Lake and downtown Halifax. The community is growing with new services and amenities all the time. Terrific lifestyle in a beautiful new home!

Essential Information

MLS® #	202417206
Price	\$749,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,470
Acres	0.08
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 21st, 2024

Community Information

Address	146 Tuscany Run
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-A
City	Brunello Estates
County	Halifax
Province	NS
Postal Code	B3T 0L3

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Single, Garage, Brick
# of Garages	1

Interior

Interior Features	Ensuite Bath, High Speed Internet
Heating	Baseboard, Heat Pump, Ductless
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished

Exterior

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

School Information

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

Additional Information

Zoning	R1
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Listing Details

Listing Office	PLUMB LINE REALTY INC. - 12234
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