

# \$759,900 - Lot Bb8-10 151 Brunello Boulevard, Brunello Estates

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MLS® #202417849

**\$759,900**

4 Bedroom, 3.50 Bathroom, 2,317 sqft  
Residential on 0.10 Acres

40-A, Brunello Estates, NS

Now under construction on the extension of Brunello Boulevard, this fabulous corner lot will feature a view of Brunello Golf Course from the rear of the home. A bright sunken foyer welcomes you to a lovely den/flex space with glass overlooking the entry. The spectacular Great Room has 9' ceilings & large windows, including a massive window in the kitchen making the most of natural light and views to the course. A large island is ideal for gathering around to start your day, quartz countertops, a wonderful walk in pantry, dining area and living space with access to take the entertaining outside to your deck. Convenience of a discrete powder room and access to the garage complete this level which features designer tile and hardwood floors. Provident's penthouse primary suite is 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. A rec room, 4th bedroom & 3rd full bath create a perfect space for guests downstairs which walks out to your yard. Completed with the comfort of heat pump heating and cooling. 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® #         | 202417849               |
| Price          | \$759,900               |
| Bedrooms       | 4                       |
| Bathrooms      | 3.50                    |
| Full Baths     | 3                       |
| Half Baths     | 1                       |
| Square Footage | 2,317                   |
| Acres          | 0.10                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | May 1st, 2025           |

**Community Information**

|              |                                            |
|--------------|--------------------------------------------|
| Address      | Lot Bb8-10 151 Brunello Boulevard          |
| 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 0J3                                    |

**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, Partial 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 |
|--------|----|

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | PLUMB LINE REALTY INC. - 12234 |
|----------------|--------------------------------|

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Listing information last updated on October 18th, 2025 at 7:47am ADT