

\$3,095,000 - 9 Boulderwood Road, Halifax

MLS® #202424149

\$3,095,000

4 Bedroom, 3.50 Bathroom, 4,558 sqft

Residential on 0.41 Acres

8-A, Halifax, NS

Charming, Energy-Efficient Oceanfront Home on Boulderwood Road Nestled along the serene shores of Halifax's prestigious NW Arm, this exceptional home offers a unique blend of luxury and sustainability. The property boasts stunning ocean views, its own private dock, and even a professionally designed chipping green for golf enthusiasts. Designed with energy efficiency in mind, the home features modern electrical heating, advanced heat pumps, and a rainwater capturing system, significantly reducing utility costs. Wake up to breathtaking NW Arm views every morning, practice putting on your private putting green or lounge on your deck each afternoon followed up by a stroll to your private dock where you can park water toys you have your eye on. This home is fabulous both inside and out featuring hardwood flooring, mini split heat pumps to efficiently heat & cool the areas you are using, natural gas fireplace, open concept main level, not to mention the fine finishes. The house is perfect for both relaxation and entertainment, complete with a private movie room and projector. The kitchen boasts granite surfaces, Wolf gas range, built in appliances, breakfast bar and convenient butler's pantry. The water is visible from all the common rooms on the main level. Upstairs 4 bdrms, 2 baths & laundry room. The master suite boasts a spacious w/i closet with built in cabinetry; luxurious 5 piece ensuite and a private deck all overlooking the water. Downstairs the huge rec room, 3 pc bath, and



a walkout to the covered patio. This home really does have it all and perfect for those who love to entertain, enjoy life on the water, yet want to be within 10 minutes of the city. Be sure to view the Virtual Tour link!

Built in 2013

Essential Information

MLS® #	202424149
Price	\$3,095,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,558
Acres	0.41
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 2nd, 2025

Community Information

Address	9 Boulderwood Road
Area	Halifax - Dartmouth
District	8-Armdale/Purcell's Cove/Herring Cove
Sub-District	8-A
City	Halifax
County	Halifax
Province	NS
Postal Code	B3P 2J3

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Paved
# of Garages	2
View	Ocean

Is Waterfront	Yes
Waterfront	Ocean Front, Access: Boat, Ocean Access

Interior

Interior Features	Ensuite Bath, High Speed Internet
Heating	Ductless, In Floor, Radiant
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Exterior Features	Dock
Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	John W Macleod-Fleming Tower Elementary School
Middle	Cunard Junior High School
High	JL Ilsley High School

Additional Information

Zoning	res
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Listing Details

Listing Office	Royal LePage Atlantic
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