

\$824,900 - 71 Cottontail Lane, Mineville

MLS® #202425874

\$824,900

5 Bedroom, 3.00 Bathroom, 2,971 sqft

Residential on 1.35 Acres

31-A, Mineville, NS

Welcome to 71 Cottontail Lane, where modern elegance meets tranquil countryside living. This impeccable 3 year young 5-bedroom, 3-bathroom split entry home boasts nearly 3000 square feet of luxurious living space, making it the epitome of comfort and style. Step into the inviting open-concept main level, where cathedral ceilings and an abundance of windows flood the space with natural light, creating an airy ambiance that's perfect for both relaxation and entertainment. Gleaming hardwood floors flow seamlessly throughout, complementing the stunning modern finishes at every turn. The heart of the home lies in the spacious kitchen, complete with stainless-steel LG appliances, perfect for culinary enthusiasts and casual dining alike. Adjacent to the kitchen, the back deck offers a private retreat, ideal for hosting gatherings or simply unwinding amidst the serene surroundings. The remarkable primary bedroom oasis features a generously sized walk-in closet and a luxurious 5-piece ensuite bath. Pamper yourself in the spa-like atmosphere with a stand-up shower, double sinks, and a soothing soaker tub, creating the ultimate sanctuary for relaxation. Venture downstairs to discover a sprawling rec room, two additional well-appointed bedrooms, third bathroom and a convenient laundry room with ample storage space, ensuring both practicality and comfort are seamlessly integrated throughout the home. Convenience meets security with the inclusion of a built-in double car garage, alarm



system, and a heat pump for year-round comfort. Plus, the built-in home audio system adds a touch of sophistication to your everyday living experience. Situated on a picturesque level lot, this property offers endless possibilities! Nestled on a quiet lane, enjoy the tranquility of the countryside while still being in close proximity to beaches, trails, and all essential amenities.

Built in 2021

Essential Information

MLS® #	202425874
Price	\$824,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,971
Acres	1.35
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	January 15th, 2025

Community Information

Address	71 Cottontail Lane
Area	Halifax - Dartmouth
District	31-Lawrencetown, Lake Echo, Porters Lake
Sub-District	31-A
City	Mineville
County	Halifax
Province	NS
Postal Code	B2Z 0C5

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4

Parking	Double, Garage, Heated Garage, Wired, Gravel
# of Garages	2

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Heat Pump
Stories	Split Entry
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Level
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Bell Park Academic Centre
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Additional Information

Zoning	R-1 - RESIDENTIAL LOW DENSITY
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Listing Details

Listing Office	Exit Real Estate Professionals
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Listing information last updated on October 29th, 2025 at 2:47am ADT