

\$899,900 - 85 Tuscany Run, Brunello Estates

MLS® #202426422

\$899,900

5 Bedroom, 3.50 Bathroom, 3,353 sqft

Residential on 0.11 Acres

40-A, Brunello Estates, NS

Outstanding value! Stunning home overlooking the 18th fairway in The Links at Brunello. The massive windows in this home make the most of views in an outstanding location in Halifax's premier golf and lifestyle community. Provident's design - The Cabot - is understated luxury at it's finest. With a side entrance that makes a fantastic main floor layout, you'll discover an ideal Den off the entry perfect for a home office. High ceilings throughout the Great Room provide spacious dining space, living space and a magnificent kitchen with walk in pantry and hardsurface countertops including a large island for friends and family to gather around. Doing dishes becomes a treat looking out the huge window by the sink at the shots golfers are taking below. Access to the double built in garage and a discrete powder room complete the main floor. Upstairs there's lots of room for the whole family with a Penthouse Master Suite with Hollywood Closet and a Spa-like ensuite (soaker tub and separate shower, plus double raised and underlit vanity). Three additional bedrooms for a total of 4 up, another full bath with double vanity and the convenience of a laundry room on the bedroom level.

Downstairs the huge rec room walks out to the yard, a 5th bedroom and another full bath are perfect for guests, plus a bonus room that can be used for storage, a home gym, or small media room - so many options. Hardwood, ceramic and laminate (basement) and the comfort of heat pumps -- this home is



everything you've dreamt of and more! Terrific location with easy access to Bayers Lake shopping and 20 minutes to downtown Halifax, plus the active lifestyle with golf, tennis, skating, paddling on 9 Mile River (access nearby), community events at the Club House, walking the trails and more. Virtual tour is of the same layout, the furnished model home next door. Still time to choose some finishes in this home.

Essential Information

MLS® #	202426422
Price	\$899,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,353
Acres	0.11
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	February 27th, 2025

Community Information

Address	85 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	2

Parking	Double, Garage, Interlocking
# of Garages	2

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	None
Heating	Baseboard, Heat Pump, Ductless
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	Under 0.5 Acres, Landscaped, Level
Roof	Asphalt
Construction	Brick, 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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