

\$1,485,900 - 15 Lerwick Lane, Boutilliers Point

MLS® #202500769

\$1,485,900

3 Bedroom, 3.50 Bathroom, 4,800 sqft

Residential on 0.56 Acres

40-D, Boutilliers Point, NS

This captivating two-story sits on the hill overlooking beautiful St. Margaret's Bay. Along with the oceanfront, comes a sandy beach with a wharf in place. Has a large two-bay garage and a large rec room in the basement. Spacious entryway into the open-concept living room. Custom-designed kitchen with butler-style walk-in pantry, and dining room with a view and a covered porch on the main floor, for those who BBQ in the rain. The Main Floor has an office just off the main entrance. The basement has a nearly 800 sq.ft rec room, a gym or office, and a bathroom. Plus floor-to-ceiling windows and walk-out. The Upper floor has the master suite with a walk-in closet and double vanity ensuite and a wet room that has a custom tiled shower & soaker tub. Along with two other bedrooms, a bathroom, a flex room, and a laundry room with a skylight on the upper floor. The home is designed around the view and the Ocean. The home is situated on a quiet private lane. 10-year warranty in place built by Whitestone.



Essential Information

MLS® #	202500769
Price	\$1,485,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1

Square Footage	4,800
Acres	0.56
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 26th, 2025

Community Information

Address	15 Lerwick Lane
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-D
City	Boutiliers Point
County	Halifax
Province	NS
Postal Code	B3Z 1T9

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Double, Gravel
# of Garages	2
View	Bay, Harbour, Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Access: Harbour, Ocean Access

Interior

Interior Features	Ensuite Bath, High Speed Internet
Heating	Fireplace(s), Heat Pump
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped, Sloping/Terraced, Wooded
-----------------	---

Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	St Margaret's Bay Elementary School
Middle	Five Bridges Junior High School
High	Bay View High School

Additional Information

Zoning	MRR-1
--------	-------

Listing Details

Listing Office	Sutton Group Professional Realty
----------------	----------------------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.
Listing information last updated on October 15th, 2025 at 11:47pm ADT