

# \$749,000 - Lot 21-a 38 Christies Road, Boutiliers Point

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MLS® #202501399

**\$749,000**

4 Bedroom, 3.50 Bathroom, 3,084 sqft

Residential on 0.74 Acres

40-D, Boutiliers Point, NS

Ramar Homes proudly presents this beautiful two storey home in the charming coastal community of Boutiliers Point, Nova Scotia, this home embodies modern elegance. The main floor features a spacious layout, highlighted by a large family room, open concept kitchen with walk-in pantry. Convenience abounds with a mudroom and laundry area adjacent to the garage, perfect for daily organization. Upper level, discover a generously sized primary bedroom, enjoy the luxury of an ensuite with a walk-in closet and spa-inspired four-piece bathroom, along with two additional bedrooms and another full bath and extra walk-in closet. The fully finished basement adds versatility, offering a fourth bedroom, a four-piece bath, and a recreation room ideal for entertainment or utilization as a multi-family area. Conveniently located just a seven-minute drive from Upper Tantallon and a 30-minute commute to Halifax via the highway, this property offers easy access to urban amenities. Seize the opportunity to make this exquisite property yours today!



## Essential Information

MLS® #	202501399
Price	\$749,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3

Half Baths	1
Square Footage	3,084
Acres	0.74
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 16th, 2025

### Community Information

Address	Lot 21-a 38 Christies Road
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-D
City	Boutilliers Point
County	Halifax
Province	NS
Postal Code	B3Z 1S1

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Double, Wired, Gravel
# of Garages	2

### Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	None
Heating	Baseboard, Ductless
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

### Exterior

Lot Description	0.5 to 0.99 Acres, Partially Cleared
Roof	Asphalt
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
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### **Listing Details**

Listing Office	Engel & Volkers
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Listing information last updated on October 15th, 2025 at 6:17am ADT