

# \$749,000 - Lot 21-b 30 Christies Road, Boutiliers Point

---

MLS® #202502760

## \$749,000

4 Bedroom, 3.00 Bathroom, 2,610 sqft

Residential on 0.73 Acres

40-D, Boutiliers Point, NS

Ramar Homes brings you "The Alder". Nestled on a private 3/4 of an acre in the coastal community of Boutiliers Point, Nova Scotia., A modern and spacious main floor, a large kitchen with island, walk-in pantry. You will love the mudroom off the garage, which is the perfect catch all space and the covered front veranda, perfect for keeping an eye on kids playing in the front yard or just enjoying a peaceful morning coffee. The upper level is home to a large primary sizable windows displaying a view of the St Margarets Bay. Ensuite with walk-in closet and 4 piece spa-inspired ensuite, two good size bedrooms, full bath.. Fully finished on all three levels, the finished basement provides a 4-pc bath, 4th bedroom, and rec room. The attached double car garage allowing plenty of room for parking and storage. This comes with a handful of upgrades, such as black windows and doors, Craftsman stone pillars, a custom ensuite shower, water resistant laminate flooring, among others. Rest easy knowing that this property comes with a Platinum Atlantic New Home Warranty and a 1-year builder's warranty, providing peace of mind for your investment. Convenience is key, with just a 7-minute drive to Upper Tantallon and a 30-minute highway commute to Halifax. For nature enthusiasts, the location is a two-minute walk from the Rails-to Trails and opportunities to immerse yourself in wildlife. This home is perfect for coastal lovers, offering a peaceful retreat or a luxurious family home.



Don't miss out on this versatile opportunity to make this stunning property your own!

### Essential Information

MLS® #	202502760
Price	\$749,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,610
Acres	0.73
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 17th, 2025

### Community Information

Address	Lot 21-b 30 Christies Road
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 1S1

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Heated Garage, Wired, Gravel, Parking Spaces(s)
# of Garages	2
View	Bay, Ocean

### Interior

Interior Features	Ensuite Bath, See Remarks, High Speed Internet
Appliances	Range, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Fireplace(s), Ductless

Fireplace	Yes
Fireplaces	Electric
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished

## Exterior

Lot Description	0.5 to 0.99 Acres, Partially Cleared, Hardwood Bush, Wooded
Roof	Asphalt
Construction	Vinyl 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	R-1
--------	-----

## Listing Details

Listing Office	Engel & Volkers
----------------	-----------------

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 6:17am ADT