

\$624,900 - 20 Christies Road, Boutiliers Point

MLS® #202504858

\$624,900

2 Bedroom, 2.50 Bathroom, 1,865 sqft

Residential on 2.20 Acres

40-D, Boutiliers Point, NS

Privacy, beauty, tranquility, welcome to 20 Christie's Rd. This multi-level 2 bed/3 bath home is perfectly situated to provide an easy commute to Halifax while being only minutes from local beaches and hiking trails. Relax on one of two back decks and take in the spectacular view of the ocean, historic Micou's Island, or even the Bluenose if you're lucky! Wander 2.2 acres of landscaped property (with survey pins) with well-maintained trees, flowers, fenced gardens and pond. This well maintained home features two additional sheds, and an insulated guest suite with kitchenette, wood stove, separate septic system, 3PC bath and living room. This additional septic system also features ample adjacent parking for an RV and is ready with an access port. When you pull into the wrap-around driveway you will be greeted with a large attached garage. A mudroom leads to a rear entrance to the beautiful covered sun-porch. To the left is a bright and cozy kitchen connected to a dining room, main floor laundry/3PC bath, and two bedrooms off of a living room with propane fireplace, pot lights and a truly spectacular view. Two mini-split heat pumps keep this as cold or as warm as you like all year round. Down to another level is an art studio or reading room with walkout, and pellet stove that exudes coziness. In the basement one finds a workshop, half bath, and den perfect as an office or media room. The primary bedroom features an ensuite 4PC bathroom and walk in closet. The house has a



Generac hookup to ensure your comfort and convenience if there is a power interruption!
3D and Video Tour available.

Essential Information

MLS® #	202504858
Price	\$624,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,865
Acres	2.20
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 23rd, 2025

Community Information

Address	20 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, Propane, Cable Connected, Electricity Connected, Other
Parking Spaces	1
Parking	Attached, Single, Wired, Gravel, Parking Spaces(s)
# of Garages	1
View	Bay, Ocean, Other
Waterfront	Stream/Pond

Interior

Interior Features	Ensuite Bath, Secondary Suite, See Remarks, High Speed Internet
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Appliances	Water Heater, Oven, Stove, Dryer, Washer, Refrigerator
Heating	Forced Air, Ductless, Stove
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove, Propane
# of Stories	3
Stories	Three Or More
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Rolling Slope, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Shingle Siding
Foundation	Block, 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	Sutton Group Professional Realty
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