

\$829,900 - 72 Brunello Boulevard, Timberlea

MLS® #202509426

\$829,900

4 Bedroom, 3.50 Bathroom, 2,485 sqft

Residential on 0.13 Acres

40-A, Timberlea, NS

Welcome to your dream home in the prestigious Brunello Estates!! This home offers 4 spacious bedrooms & 3.5 bathrooms spread across 3 levels providing ample space for family living and entertaining. Large herringbone-tiled entrance greets you with 2-story ceilings. Main and upper floors feature engineered hardwood, open-concept layout that seamlessly integrates the custom kitchen, dining, and living areas, creating a bright, inviting space perfect for the family. The oversized chef's kitchen boasts a custom range hood, premium KitchenAid appliances, an Italian farmhouse sink, grand 4x10 island, and walk-in pantry. The living room features a striking shiplap accent wall and fireplace. Upstairs, the oversized primary suite includes a walk-in closet, a luxurious ensuite complete with soaking tub and large shower with a waterfall shower head. Two additional bedrooms, a full bathroom, and a well-appointed laundry room with custom-built cabinets and stacked washer & dryer complete the upper floor. The walk-out basement offers a fourth bedroom, full bathroom, and living room with built-in cabinetry for storage and a custom integrated work station. Outside, the large fully fenced & landscaped private yard includes a hot tub, shed, and a large 26'x12' exposed aggregate patio with a sidewalk connecting to the 3 car driveway. Home is wired with 60-amp slave panel for generator hook-up. 2 heat pumps offer year-round efficiency, plus a radon mitigation



system. 1.5-car garage provides secure parking. Brunello Estates is renowned for its upscale amenities: award-winning Brunello Golf Course, recreational facilities, parks, and trails. The community offers a perfect balance of city convenience and suburban tranquility, minutes from Bayers Lake. Planned additions like a Nordic/Wellness spa and new school down the street further enhance this vibrant neighbourhood! Donâ€™t miss the opportunity to make this home your forever sanctuary and experience the elegance of Brunello Estates!!

Built in 2021

Essential Information

MLS® #	202509426
Price	\$829,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,485
Acres	0.13
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 16th, 2025

Community Information

Address	72 Brunello Boulevard
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-A
City	Timberlea
County	Halifax
Province	NS
Postal Code	B3T 0J4

Amenities

Utilities	Electric, Cable Connected, Electricity Connected
Parking Spaces	2
Parking	Attached, 1.5, Heated Garage, Wired, Aggregate, Multiple Driveways, Parking Spaces(s)
# of Garages	2

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Fireplace(s), Ductless
Fireplace	Yes
Fireplaces	Electric
# of Stories	3
Stories	3 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Exterior Features	Balcony
Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Slab

School Information

Elementary	Beechville Lakeside Timberlea Jr Elementary School
Middle	Ridgecliff Middle School
High	Bay View High School

Additional Information

Zoning	CDD
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Listing Details

Listing Office	RE/MAX Nova (Halifax)
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Listing information last updated on October 29th, 2025 at 10:02pm ADT