

\$1,150,000 - 277 Provence Way, Brunello Estates

MLS® #202510126

\$1,150,000

3 Bedroom, 3.50 Bathroom, 2,800 sqft

Residential on 0.19 Acres

40-A, Brunello Estates, NS

Overlooking Hole #4 at The Links of Brunello, this magnificent one of a kind bungalow has been designed with luxury living and ideal functionality in mind. Enter the courtyard from your double driveway/garage to a beautiful bright foyer with easy access to a private Den perfect for your home office. You'll be stunned by all the natural light, soaring 17' ceilings and a wall of glass in the Great Room featuring a lovely electric fireplace. A contemporary kitchen offers a huge island to gather family and friends around plus a walk in pantry with second double sinks for prep! Main floor has a wing for the Primary Bedroom retreat with great views, a walk in closet and spa-like ensuite bath with separate shower, double vanity and soaker tub. Laundry room is conveniently located on the main floor along with a discrete powder room for guests to make every day living on one level a reality. But there's plenty of room for guests! Upstairs you will find a loft left that overlooks the greatroom with contemporary glass railing, two additional bedrooms (one with walk in closet and ensuite), a full bathroom and storage/flex space. With beautifully comfortable in floor heat on two zones for the main floor, plus heat pumps for efficient heating and cooling, this is the PERFECT luxury bungalow. Only one, so don't wait! Still time to choose your finishes from hardwood flooring, designer tile options, & quartz countertops.



Essential Information

MLS® #	202510126
Price	\$1,150,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,800
Acres	0.19
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	September 30th, 2025

Community Information

Address	277 Provence Way
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-A
City	Brunello Estates
County	Halifax
Province	NS
Postal Code	B3T 0N8

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Double, Garage, Brick
# of Garages	2

Interior

Interior Features	High Speed Internet
Heating	Fireplace(s), Heat Pump, Ductless, In Floor, Radiant
Fireplace	Yes
Fireplaces	Propane
Basement	None

Exterior

Lot Description	Under 0.5 Acres, Parkland/Golf Course
Roof	Asphalt
Construction	Brick, Vinyl Siding, Other
Foundation	Concrete Perimeter, Slab

School Information

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

Additional Information

Zoning	R1
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Listing Details

Listing Office	PLUMB LINE REALTY INC. - 12234
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