

\$779,900 - 194 Brunello Boulevard, Brunello Estates

MLS® #202512870

\$779,900

3 Bedroom, 3.50 Bathroom, 2,470 sqft

Residential on 0.09 Acres

40-A, Brunello Estates, NS

Be instantly impressed as you enter this stunning home with a two storey foyer with large windows for a bright welcome and glass rails from the living space above. Ascend to the beautiful main floor Great Room with 10' high ceilings and so many large windows. The bright contemporary kitchen features a large island ideal for gathering around to start your day, quartz countertops, a wonderful walk in pantry, and has access to take the living outside to your deck. Convenience of a discrete powder room for you and guests. A spacious flex space can act as a separate living or formal dining space and overlooks the foyer below through contemporary glass rail. Upstairs you'll fall in love with Provident's penthouse master suite -- a true retreat with hardwood floors, a walk-in closet and spa-like ensuite with soaker tub, double raised underlit vanity and separate shower. Two nice size bedrooms, another full bath & laundry room, provide a super functional upper floor. Top floor has the comfort of ducted heat pump for efficient heating and cooling. A ductless head services the main floor as well. Downstairs you'll find a large rec room with walk out to the back yard, 3rd full bath and access to the built in garage. Additional lots and layouts available. Fantastic location in Brunello where residents enjoy walking the golf course trails, access to Nine Mile River, tennis, skating, events at the club house just a few doors down (no membership required!), and super great access to Bayers Lake and downtown



Halifax. The community is growing with new services and amenities all the time. Terrific lifestyle in a beautiful new home!! Finished home in same layout available to view on Tuscany Run. Photos and virtual tour of similar layout previously sold. Time to choose your own interior finishes.

Essential Information

MLS® #	202512870
Price	\$779,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,470
Acres	0.09
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 7th, 2025

Community Information

Address	194 Brunello Boulevard
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 0J4

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Single, Garage, Brick
# of Garages	1

Interior

Interior Features	Ensuite Bath, High Speed Internet
Heating	Baseboard, Heat Pump, Ductless
# of Stories	3
Stories	3 Storey
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Stone, Vinyl Siding, Other
Foundation	Concrete Perimeter

School Information

Elementary	Beechville Lakeside Timberlea Jr 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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