

# \$899,900 - 3 Island View Drive, Boutilliers Point

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MLS® #202518254

**\$899,900**

4 Bedroom, 2.00 Bathroom, 3,349 sqft

Residential on 1.76 Acres

40-D, Boutilliers Point, NS

Perched above the sparkling Atlantic, 3 Island View Drive is a coastal sanctuary designed for inspired living. Every room in this sun-drenched home offers south-facing ocean views, the perfect backdrop for slow mornings, peaceful afternoons, and jaw-dropping sunsets that steal the show every night. Step into the beautifully updated kitchen, where sleek Italian porcelain tile, a propane stove top and state-of-the-art exhaust system elevate everyday cooking into a gourmet experience. The opening to the sun room has been expanded so you can still enjoy the ocean views even when busy in the kitchen. As you enter the living room, you'll see why this is the star of the home: a spacious open-concept design, propane fireplace, and floor to ceiling windows with a view that invites you to unwind and take in the panoramic views in every season, all from the comfort of your couch. The primary suite is a true retreat, complete with a 5-piece ensuite featuring a glass shower, jet tub, and double vanity. And with another spacious 5-piece bathroom, everyone enjoys the same elevated standard - no compromises needed. The loft-style room upstairs provides even more space and yet another breathtaking angle of the ocean. The finished walkout basement is brimming with possibility... Host epic movie nights, welcome out-of-town family, or transform it into an in-law suite for multi-generational living (the extra room can be converted into a bathroom). The triple car garage provides all the room you



need for cars, hobbies, or gear for weekend adventures. Modern upgrades like new windows, solar panels (2022), and Spray-Net on the garage roof (2023) bring peace of mind. Public water and wharf access plus the St. Margaret's Bay Trail are just a few steps away. Whether you're entertaining on the expansive two-tiered deck, watching the waves roll in with a glass of wine, or simply enjoying the stillness of coastal living, this is where life slows down and joy settles in.

Built in 1995

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202518254               |
| Price          | \$899,900               |
| Bedrooms       | 4                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 3,349                   |
| Acres          | 1.76                    |
| Year Built     | 1995                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Chalet                  |
| Status         | Closed                  |
| Date Sold      | November 14th, 2025     |

**Community Information**

|              |                                            |
|--------------|--------------------------------------------|
| Address      | 3 Island View Drive                        |
| 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 1S5                                    |

**Amenities**

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Utilities      | Electric, Propane, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 3                                                                          |
| Parking        | Detached, Triple, Wired, Paved                                             |
| # of Garages   | 3                                                                          |
| View           | Bay, Harbour, Ocean                                                        |
| Waterfront     | Ocean Access, Access: Public                                               |

## Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Ensuite Bath, High Speed Internet                                      |
| Appliances        | Propane Cooktop, Oven, Dishwasher, Dryer, Washer, Microwave, Refrigerator, Wine Cooler |
| Heating           | Baseboard, Fireplace(s), Ductless, In Floor                                            |
| Cooling           | Ductless                                                                               |
| Fireplace         | Yes                                                                                    |
| Fireplaces        | Propane                                                                                |
| Has Basement      | Yes                                                                                    |
| Basement          | Full, Finished, Walk-Out Access                                                        |

## Exterior

|                 |                                     |
|-----------------|-------------------------------------|
| Lot Description | 1 to 2.99 Acres, Landscaped, Wooded |
| Roof            | Asphalt                             |
| Construction    | Wood 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

|                |     |
|----------------|-----|
| Days on Market | 95  |
| Zoning         | R-A |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | Exit Realty Metro |
|----------------|-------------------|

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Listing information last updated on November 3rd, 2025 at 8:47pm AST