

\$749,000 - 221 Hillside Drive, Boutilliers Point

MLS® #202519860

\$749,000

4 Bedroom, 3.50 Bathroom, 3,426 sqft

Residential on 1.31 Acres

40-D, Boutilliers Point, NS

Welcome to your dream coastal home perched above beautiful St. Margaret's Bay! This spacious and character-filled two-story tongue-and-groove home offers panoramic ocean views, exceptional privacy, and flexible living on a 1+ acre lot. With 4 bedrooms and 3.5 bathrooms, this property is perfect for families, multi-generational living, or those who love to entertain. The sunlit main level features expansive windows that frame the water, an inviting living/dining area with a cozy wood-burning fireplace, and a beautifully updated eat-in kitchen with new quartz counters and double ovens—perfect for home chefs. Upstairs boasts all-new flooring and generously sized bedrooms, including a charming retro-inspired primary ensuite. The former 2-car garage has been converted into a spacious flex/family room—ideal for a gym, studio, or games room. A private one-bedroom in-law suite offers its own entrance, driveway, full bath, and kitchenette—ideal for extended family, guests, or summer Airbnb income. An adjacent storage area could easily become a home theatre or media room. Additional updates include new roof shingles, pressure tank, water heater, new carpeting on the stairs and den, and upgraded front windows. The property backs onto the Rails to Trails system, with mature trees offering privacy and peaceful surroundings. Just minutes from local amenities and ocean adventures, this rare gem offers space, style, and income/in-law potential in a coveted coastal setting.



Don't miss your chance to live by the sea!

Built in 1988

Essential Information

MLS® #	202519860
Price	\$749,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,426
Acres	1.31
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 30th, 2025

Community Information

Address	221 Hillside 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 1W9

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel, Paved
View	Bay

Interior

Interior Features	Central Vacuum, Ensuite Bath, Secondary Suite, High Speed Internet
Appliances	Central Vacuum, Glass Cooktop, Oven, Electric Oven, Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Fireplace(s)

Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Partially Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Partial Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Brick, Shingle 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	69
Zoning	R-A

Listing Details

Listing Office	Sutton Group Professional Realty
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