

\$3,499,000 - 9 Boulderwood Road, Halifax

MLS® #202020728

\$3,499,000

4 Bedroom, 4.00 Bathroom, 4,558 sqft
Residential

8-A, Halifax, Nova Scotia

Wake up to breathtaking NW Arm views every morning, practice putting on your private putting green or lounge on your deck each afternoon followed up by a stroll to your private dock where you can park water toys you have your eye on. This home is fabulous both inside and out featuring hardwood flooring, mini split heat pumps to efficiently heat & cool the areas you are using, natural gas fireplace, open concept main level, not to mention the fine finishes. The kitchen boasts granite surfaces, Wolf gas range, built in appliances, breakfast bar and convenient butlers pantry. The water is visible from all the common rooms on the main level. Upstairs 4 bdrms, 2 baths & laundry room. The master suite boasts a spacious w/i closet with built in cabinetry; luxurious 5 piece ensuite and a private deck all overlooking the water. Downstairs the huge rec room, 3 pc bath, and a walkout to the covered patio. This home really does have it all and perfect for those who love to entertain, enjoy life on the water, yet want to be within 10 minutes of the city. Be sure to click on the Matterport Virtual Tour!

Built in 2009

Essential Information

MLS® #	202020728
Price	\$3,499,000
Bedrooms	4



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,558
Year Built	2009
Building Age	11
Type	Residential
Sub-Type	Single Family
Style	2 Storey
Status	Active

Community Information

Address	9 Boulderwood Road
Area	Halifax-Dartmouth
Subdivision	8-A
City	Halifax
County	Halifax
Province	Nova Scotia
Postal Code	B3P 2J3

Amenities

Utilities	Cable, Electricity, High Speed Internet, Telephone
Features	Alarm System, Ensuite Bath, HRV (Heat Rcvry Ventln), Propane Fireplace
Parking	Paved
# of Garages	2
Garages	Detached, Double
View	View: Ocean
Is Waterfront	Yes
Waterfront	Ocean

Interior

Heating	In Floor, Radiant, Heat Pump -Ductless
Cooling	In Floor, Radiant, Heat Pump -Ductless
Fireplace	Yes
Fireplaces	Propane Fireplace
Has Basement	Yes
Basement	Fully Developed, Walkout

Exterior

Exterior	Wood Siding
Lot Description	Landscaped
Roof	Asphalt Shingle
Foundation	Concrete

School Information

Elementary	John W. Macleod-Fleming Tower Elementary School, FRENCH IMMERSION, John W. MacLeod (Early)
Middle	Cunard Junior High School, FRENCH IMMERSION, Elizabeth Sutherland School
High	J. L. Ilsley High School, FRENCH IMMERSION, J. L. Ilsley High (Late)

Additional Information

Days on Market	379
Zoning	res

Listing Details

Listing Office	Royal LePage Atlantic
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