

# \$770,000 - 102 Portland Estates Boulevard W, Woodlawn

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MLS® #202521467

**\$770,000**

4 Bedroom, 3.00 Bathroom, 2,425 sqft  
Single Family on 0.13 Acres

Woodlawn, Woodlawn, Nova Scotia

Welcome to 102 Portland Estates Boulevard West, a spectacular two-storey home in one of Dartmouth's most desirable neighbourhoods. Backing onto peaceful green space and featuring a sparkling above-ground pool with expansive deck, this property offers the perfect balance of privacy, comfort, and lifestyle. The main floor welcomes you with a bright foyer and a functional layout. A spacious kitchen with island seating and stainless steel appliances opens to the backyard oasis, while adjoining living and dining areas provide plenty of room for entertaining. Two separate living spaces on this level give flexibility for family life or formal gatherings. Upstairs you'll find four comfortable bedrooms, including a spacious primary suite with walk-in closet and ensuite bath. The family bath has been refreshed with new vanities (2022), and two bedrooms plus the bathroom were freshly painted (2022). The finished basement adds even more space with a large recreation room, laundry, workshop, storage, and utility areas. The private backyard is the true highlight, with a pool, deck, and greenbelt views that make it feel like your own retreat. Thoughtful upgrades include driveway (2020), front entrance and trim (2018), main-level flooring (2018), kitchen and family room lighting (2019), bathroom vanities (2022), four ductless heat pumps (2020-2023), appliances (2018/19 with new dishwasher in 2024), and shingles



(2012/13). With over 2,000 square feet above grade plus a finished basement, there is no shortage of room for family and guests. Located close to excellent schools, parks, shopping, and just minutes from downtown Dartmouth and Halifax, this home is as convenient as it is beautiful. 102 Portland Estates Boulevard West is the perfect blend of space, style, and setting; ready for its next owners to enjoy. (id:6289)

Built in 1996

**Essential Information**

Listing #	202521467
Price	\$770,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,425
Acres	0.13
Year Built	1996
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	102 Portland Estates Boulevard W
Subdivision	Woodlawn
City	Woodlawn
Province	Nova Scotia
Postal Code	B2W6E5

**Amenities**

Features	Treed
Parking	Attached Garage, Exposed Aggregate, Garage, Paved Yard
# of Garages	2
Has Pool	Yes
Pool	Above ground pool

**Interior**

Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Cooling	Heat Pump
# of Stories	2

## Exterior

Exterior	Vinyl
Foundation	Poured Concrete

## Listing Details

Listing Office	Royal LePage Atlantic (Dartmouth)
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