

\$684,900 - 35 Maggies Landing, Boutilliers Point

MLS® #202522779

\$684,900

4 Bedroom, 3.00 Bathroom, 2,592 sqft

Single Family on 1.16 Acres

Boutilliers Point, Boutilliers Point, Nova Scotia

Welcome to this stunning 2-year-old custom-built split-entry home, perfectly tucked away at the end of a quiet private lane in Boutilliers Point, with an abundance of wildlife to enjoy. Offering complete privacy, this home is designed for both comfort and style, with vaulted ceilings in the living room that create an expansive, open feel for everyday living. The main level boasts three spacious bedrooms, including a gorgeous primary suite with an ensuite bathroom, while the fourth bedroom is located downstairs, making it a perfect retreat for guests or a home office. With three well-appointed bathrooms, this home provides plenty of space for a growing family. Enjoy stunning water views from the kitchen while washing dishes, or from the primary bedroom and ensuite. This home was designed around the stunning view of the water and privacy. The fully finished basement features 10-foot ceilings, making it feel even more spacious, and offers the option of a home gym or rec room, including ample storage under the stairway. The attached garage provides convenience, while the long driveway ensures plenty of parking for family and guests. The property has been newly landscaped and also features a spacious, workable shed; perfect for storage, hobbies, or projects. Surrounded by nature and serenity, yet just minutes from all amenities, beaches, and trails, this home truly has it all. Do not miss out on this rare opportunity to purchase a recently built home in HRM without HST. This



one-of-a-kind, private, newly built property is completely move-in readyso what are you waiting for? Schedule your private viewing today! (id:6289)

Built in 2023

Essential Information

Listing #	202522779
Price	\$684,900
Bedrooms	4
Bathrooms	3.00
Square Footage	2,592
Acres	1.16
Year Built	2023
Type	Single Family
Sub-Type	Freehold

Community Information

Address	35 Maggies Landing
Subdivision	Boutiliers Point
City	Boutiliers Point
Province	Nova Scotia
Postal Code	B3Z4L3

Amenities

Amenities	Golf Course, Park, Playground, Public Transit, Place of Worship, Beach
Features	Treed
Parking	Attached Garage, Garage, Gravel
# of Garages	2
View	Ocean view

Interior

Appliances	Stove, Dishwasher, Washer/Dryer Combo, Microwave, Refrigerator
Cooling	Heat Pump
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Vinyl
Foundation	Poured Concrete

Listing Details

Listing Office Exit Realty Metro



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on November 2nd, 2025 at 6:31am CST