

\$899,900 - 3 Island View Drive, Boutiliers Point

MLS® #202518254

\$899,900

4 Bedroom, 2.00 Bathroom, 3,349 sqft

Single Family on 1.76 Acres

Boutiliers Point, Boutiliers Point, Nova Scotia

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. (id:6289)

Built in 1995

Essential Information

Listing #	202518254
Price	\$899,900
Bedrooms	4
Bathrooms	2.00
Square Footage	3,349
Acres	1.76
Year Built	1995
Type	Single Family
Sub-Type	Freehold
Style	Chalet

Community Information

Address	3 Island View Drive
Subdivision	Boutiliers Point
City	Boutiliers Point
Province	Nova Scotia
Postal Code	B3Z1S5

Amenities

Amenities	Place of Worship, Beach
Features	Treed
Parking	Detached Garage, Garage, Paved Yard
# of Garages	2
View	Harbour, Ocean view, View of water

Interior

Appliances	Cooktop - Propane, Oven, Refrigerator, Wine Fridge, Ce
Cooling	Wall unit, Heat Pump
Fireplace	Yes
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Wood siding
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	Exit Realty Metro
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Listing information last updated on October 23rd, 2025 at 5:16pm PDT