

\$399,900 - 34 Abram Tattrie Road, Marshville

MLS® #202307015

\$399,900

4 Bedroom, 1.50 Bathroom, 1,112 sqft

Residential on 0.20 Acres

#45, Marshville, NS

Million dollar ocean views of the Northumberland Strait! This cozy and functional 11 year old custom-built cottage on slab (built by local master craftsman David Baxter) could be the oceanfront cottage you have been waiting for! The sunsets over the water are stunning and will take your breath away. The lot is level and there are 24 steps from the top of the bank to the beach to give perspective. The bank has been newly rocked with huge granite boulders for longevity. Features include: Four bedrooms (the cottage can easily sleep 12 plus), two bathrooms, a wooden deck and movable stairs to the ocean, ocean-view concrete patio, attached shed/mechanical room (both on same slab as cottage) plus hot and cold outside shower on its own slab. Sturdy cedar shingles outside and durable metal roof with hemlock inside with no Gyproc to paint, which is a bonus! The main floor offers a gorgeous maple shaker kitchen with concrete countertops, plus polished concrete floor and wooden floor second level. The beach frontage is a combination of beach rock and sand with a huge sandbar and warm summer waters perfect for swimmers. For anyone considering a rental property, the cottage comes fully furnished and the area supports \$1500-\$2500 a week for a summer rental! We are a 12 minute drive to the ever popular Tatamagouche and 10 minutes to River John for all amenities. It truly is an incredible paradise getaway! Call your favorite Realtor



today!

Built in 2012

Essential Information

MLS® #	202307015
Price	\$399,900
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,112
Acres	0.20
Year Built	2012
Type	Residential
Sub-Type	Cottage / Rec. Properties
Status	Closed
Date Sold	June 5th, 2023

Community Information

Address	34 Abram Tattrie Road
Area	Northern Region
District	108-Rural Pictou County
Sub-District	#45
City	Marshville
County	Pictou
Province	NS
Postal Code	B0K 1N0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected
Parking	No Garage, Gravel
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Ocean Access

Interior

Interior Features	High Speed Internet
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Appliances	Stove, Microwave, Refrigerator
Heating	Baseboard
# of Stories	1
Stories	1 3/4 Storey
Basement	None

Exterior

Lot Description	Under 0.5 Acres, Cleared, Level
Roof	Metal
Construction	Wood Siding
Foundation	Slab

Additional Information

Zoning	RE
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Listing Details

Listing Office	Century 21 Trident Realty Ltd.
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