

\$399,977 - 4585 Highway 6, Brule

MLS® #202405441

\$399,977

4 Bedroom, 2.00 Bathroom, 1,985 sqft

Residential on 1.40 Acres

N/A, Brule, NS

Introducing a charming family home nestled on a beautifully landscaped 1.4 acre lot, boasting beautiful gardens and just minutes away from the popular Rushtons Beach Provincial Park. This well maintained property offers a harmonious blend of comfort, functionality, and relaxation. As you step inside, you are greeted into the convenient entry way with ample storage and laundry which opens into the spacious kitchen that offers plenty of prep space, storage and cozy sweetheart wood cook stove. Off the kitchen is a bright 4-season sunroom complete with a wood stove, where you can bask in natural light and enjoy the privacy and beautiful views of the landscaped property. throughout the year. The main floor also features a spacious living room, providing a cozy retreat for relaxation and entertainment. Off the living room is a convenient main floor bedroom, complete with its own 3 pc ensuite bathroom. Upstairs you'll find two additional bedrooms each with additional storage and a 3-piece bathroom with a claw foot tub. This home also offers an additional private loft space above the entry way, An ideal area for a home office, hobby room, or guest suite. Stepping outside onto the large back deck you can relax and enjoy the fresh air, privacy and beautiful landscaped yard complete with its own pond. The property also offers a 18x25 garage offering a convenient space for additional storage and a workshop. An additional 12x12 barn and 26x10 woodshed. The telecommunication



tower attached to the home also offers the convenience of internet and wifi cell calling for cell service. This property is sure to impress and meticulously maintained with newer windows, doors, metal roof, insulation, heating system and much more. Nows your chance to escape the hustle and bustle of city living and enjoy everything this property and area has to offer.

Essential Information

MLS® #	202405441
Price	\$399,977
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,985
Acres	1.40
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 20th, 2024

Community Information

Address	4585 Highway 6
Area	Northern Region
District	103-Malagash, Wentworth
Sub-District	N/A
City	Brule
County	Colchester
Province	NS
Postal Code	B0K 1N0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Detached, 1.5, Heated Garage, Wired, Double, Paved
# of Garages	2

Waterfront	Stream/Pond
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Interior

Interior Features	Ensuite Bath, See Remarks, High Speed Internet
Appliances	Electric Range, Stove, Dishwasher, Dryer - Electric, Washer, Freezer - Stand Up, Microwave, Refrigerator, Other
Heating	Baseboard, Fireplace(s), Forced Air, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove, Electric
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Partial, Unfinished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Landscaped
Roof	Asphalt, Metal
Construction	Vinyl Siding
Foundation	Stone

School Information

Elementary	Tatamagouche Regional Academy
Middle	Tatamagouche Regional Academy
High	Tatamagouche Regional Academy

Additional Information

Zoning	Rural
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Listing Details

Listing Office	Royal LePage Atlantic(Stellarton)
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