

\$179,000 - 968 Brule Point Road, Brule Point

MLS® #202406083

\$179,000

3 Bedroom, 1.00 Bathroom, 768 sqft

Residential on 0.52 Acres

N/A, Brule Point, NS

Nestled in the serene community of Brule Point, this charming cottage presents an exceptional opportunity for coastal living at its finest. Originally crafted in 1969 and lovingly relocated to its current location in 1974, this solid one-owner cottage exudes timeless character. Boasting three cozy bedrooms and a 4-piece bathroom, the cottage offers a comfortable retreat for relaxation and rejuvenation. With captivating views of the shimmering water, yet strategically set back to alleviate concerns of erosion, you'll find solace and serenity at every turn. Direct access from the main road ensures seamless arrivals and departures, while modern conveniences such as a drilled well and new holding tank provide peace of mind. Recent upgrades including a new metal roof and a new well pump further enhance the property's appeal, promising years of worry-free enjoyment. Deeded beach access invites endless days of beach exploration, while nearby attractions including the Brule Point Golf Course and the charming Country Bread Basket Bakery & Coffee Shop offer convenience and recreation within walking distance. For additional amenities and attractions, the vibrant town of Tatamagouche is just minutes away, boasting a variety of shops, markets, a hospital, trendy microbreweries and restaurants. Inside the cottage, laminate flooring creates a cozy ambiance throughout, complemented by 100 amp breaker electrical service for modern comfort. With ample space for outdoor



activities and guest parking, this cottage is perfectly suited for creating cherished memories with family and friends. As cottage season approaches, seize the opportunity to make this coastal retreat your own – don't miss out on this exceptional property in Brule Point and embrace the allure of coastal living.

Built in 1975

Essential Information

MLS® #	202406083
Price	\$179,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	768
Acres	0.52
Year Built	1975
Type	Residential
Sub-Type	Cottage / Rec. Properties
Style	Bungalow
Status	Closed
Date Sold	April 29th, 2024

Community Information

Address	968 Brule Point Road
Area	Northern Region
District	103-Malagash, Wentworth
Sub-District	N/A
City	Brule Point
County	Colchester
Province	NS
Postal Code	B0K 1V0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking	No Garage, Gravel, Parking Spaces(s)
View	Harbour

Waterfront	Access: Deeded, Access: Harbour, Access: Right of Way
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Interior

Appliances	Stove, Range Hood, Refrigerator
Heating	Baseboard
# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Level
Roof	Metal
Construction	Vinyl Siding
Foundation	Pillar/Post/Pier

School Information

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

Additional Information

Zoning	No Zoning
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Listing Details

Listing Office	Royal LePage Atlantic
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