

\$689,900 - 56 Dawson Beach Road, Brule Shore

MLS® #202428598

\$689,900

3 Bedroom, 3.00 Bathroom, 3,234 sqft

Residential on 2.26 Acres

N/A, Brule Shore, NS

Brule Shore Awaits! A beautifully appointed and contemporary 3 BRM home with uninhibited ocean views, deeded beach access, much of your property surrounded by crown land (including the water frontage), attached and detached garages, this 2.3 acre parcel is unlike anything you have likely viewed to date. With in-floor heat, an open-concept layout, vaulted foyer, expansive decking on the oceanside, executive kitchen with island, main floor laundry, and both upper level and main floor bedrooms with ensuites, this home can shape and shift with you. But beyond your living quarters, what awaits outside opens your doors to bountiful possibilities. With 2 wells, 2 septics, and a 70 x 30 detached heated and powered garage that sits below a really fun bunky-inspired 2 brm apartment - opportunity might be staring you right in the face. This additional finished space is ideal for family gatherings or a potential for rental income, and has a 2nd yet to be developed space for another apartment or excellent storage for a business that the garage could be ideal for. Perhaps you have a motor home you want under storage for the winter, or you collect cars. The highly popular Brule Shore area is only part of a thriving Nova Scotia community full of artisan pursuits, travellers from around the world, and a place that everyone wants to hang out at for those beautiful summers at the beach. There is a Feature Sheet showcasing more unique qualities and items at this property - please



ask your agent for those details.

Built in 2005

Essential Information

MLS® #	202428598
Price	\$689,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,234
Acres	2.26
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Date Sold	January 31st, 2025

Community Information

Address	56 Dawson Beach Road
Area	Northern Region
District	103-Malagash, Wentworth
Sub-District	N/A
City	Brule Shore
County	Colchester
Province	NS
Postal Code	B0K 1V0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	5
Parking	Attached, Detached, 1.5, Triple, Carport, Wired, Other, Multiple Driveways, Paved
# of Garages	5
View	Bay
Waterfront	Access: Deeded

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Ductless, Hot Water, In Floor
Basement	None

Exterior

Lot Description	1 to 2.99 Acres, Landscaped, Level
Roof	Steel
Construction	Vinyl Siding
Foundation	Slab

Additional Information

Zoning	None
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Listing Details

Listing Office	RE/MAX Nova
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