

\$359,900 - 120 Brule Shore Road, Barrachois

MLS® #202501270

\$359,900

3 Bedroom, 2.00 Bathroom, 1,280 sqft
Residential on 4.30 Acres

N/A, Barrachois, NS

Calling all homesteader! 4.3-acre mostly wooded lot at 120 Brule Shore Road, Barrachois, Nova Scotia, offering the perfect blend of comfort, functionality, and rural charm. The property features a 16 by 80 mini home with 3 bedrooms/2 baths including a spacious master bedroom with ensuite. The home is equipped with electric baseboard heating and a heat pump, ensuring year-round comfort. Fully enclosed backyard perfect for pets/chickens, etc. Fully insulated 28' by 30' two-story garage; wired and plumbed. This versatile space includes: -Two-car capacity -Wood stove and heat pump for efficient heating -A mostly finished upstairs, 2BR/1 bath , and a large living areaâ€”ideal for a home office, guest quarters, or additional family space. This property is perfect for hobby farming or creating your dream rural retreat. Features include: -Garden shed for tools and equipment. -Multiple chicken coops with pens and runs; -An outdoor pen for pigs. Additional Living Spaces Small Cabin with bathroom, sleeping area, kitchenette, running water, and power. This cozy cabin is perfect for use as an Airbnb rental, in-law suite, or guest retreat. Children's Playhouse: A delightful hideaway nestled in the woods, complete with a bunk bed, small loft, and a charming flower gardenâ€”a magical spot for kids to explore and enjoy. Peaceful and private setting, yet conveniently located near local amenities. Bustling village of Tatamagouche is only minutes away! Perfect for families, hobby



farmers, or those seeking an income property. The property is fully equipped and offers a range of options for comfortable living, farming, or creative pursuits. Don't miss this unique opportunity to own a versatile and picturesque property that offers much more than meets the eye. Whether you're dreaming of a serene retreat, a hobby farm, or an investment property, 120 Brule Shore Road has it all! Don't forget to view the video and virtual tour.

Built in 2012

Essential Information

MLS® #	202501270
Price	\$359,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,280
Acres	4.30
Year Built	2012
Type	Residential
Sub-Type	Mobile Home
Status	Closed
Date Sold	July 14th, 2025

Community Information

Address	120 Brule Shore Road
Area	Northern Region
District	103-Malagash, Wentworth
Sub-District	N/A
City	Barrachois
County	Colchester
Province	NS
Postal Code	B0K 1V0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking	Detached, Heated Garage, Wired, Gravel
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Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer
Heating	Baseboard, Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
Basement	None

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Pillar/Post/Pier

School Information

High	Tatamagouche Regional Academy
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Additional Information

Zoning	N/A
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Listing Details

Listing Office	Coldwell Banker Open Door Realty Ltd.
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Listing information last updated on October 12th, 2025 at 10:02am ADT