

# \$399,000 - 1766 Highway 236, Beaver Brook

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MLS® #202505607

**\$399,000**

4 Bedroom, 1.50 Bathroom, 1,543 sqft

Farm on 6.50 Acres

N/A, Beaver Brook, NS



Beautiful hobby farm on sought-after Beaver Brook soil is ready for new owners. This 6.5-acre slice of heaven comes loaded with equipment and features to make your hobby operation pretty much turnkey. The well-kept 2-storey 4BR, 2-bath farm house was expanded and updated over the years with plenty of room for family and guests, where modern touches like windows and steel roof will keep everyone warm and dry. Oil and wood heat make winters cozy while heat pumps keep summers cool. The back entrance is ultra convenient for life on a farm, with washroom, laundry and storage all at hand. Outside, an asparagus patch yields over 40lbs and grow your own food in the fenced garden with greenhouse, even expand the operation with the accessorized New Holland tractor â€“ask for a complete list of equipment and add-ons. The two-level barn has grade level entry front and back making these spaces easily used. The lower level space has room for a pick-up or couple of cars end-to-end, plus a livestock area plus the upstairs loft is perfect for the farm, garden and lawn equipment. Here is your chance to acquire a well-equipped hobby farm in an idyllic location. Quick closing is possible so do not delay!

## Essential Information

MLS® # 202505607

Price \$399,000

|                |                         |
|----------------|-------------------------|
| Bedrooms       | 4                       |
| Bathrooms      | 1.50                    |
| Full Baths     | 1                       |
| Half Baths     | 1                       |
| Square Footage | 1,543                   |
| Acres          | 6.50                    |
| Type           | Farm                    |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | October 2nd, 2025       |

### Community Information

|              |                        |
|--------------|------------------------|
| Address      | 1766 Highway 236       |
| Area         | Northern Region        |
| District     | 104-Truro / Bible Hill |
| Sub-District | N/A                    |
| City         | Beaver Brook           |
| County       | Colchester             |
| Province     | NS                     |
| Postal Code  | B6L 1G9                |

### Amenities

|                |  |
|----------------|--|
| Utilities      | Electric, Cable Connected, Phone Connected |
| Parking Spaces | 1  |
| Parking        | Detached, Single, Wired, Other, Gravel     |
| # of Garages   | 1  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum   |
| Appliances        | Central Vacuum, Stove, Dishwasher, Dryer - Electric, Washer, Freezer - Chest, Refrigerator, Water Softener |
| Heating           | Forced Air, Furnace, Ductless  |
| # of Stories      | 2  |
| Stories           | 2 Storey   |
| Has Basement      | Yes  |
| Basement          | Partial, Unfinished  |

### Exterior

|                 |                                      |
|-----------------|--------------------------------------|
| Lot Description | Cleared, Landscaped, 3 to 9.99 Acres |
|-----------------|--------------------------------------|

|              |                          |
|--------------|--------------------------|
| Roof         | Steel                    |
| Construction | Vinyl Siding             |
| Foundation   | Concrete Perimeter, Slab |

### **School Information**

|            |                                       |
|------------|---------------------------------------|
| Elementary | Cobequid District Elementary School   |
| Middle     | Central Colchester Junior High School |
| High       | Cobequid Educational Centre           |

### **Additional Information**

|                |           |
|----------------|-----------|
| Days on Market | 185       |
| Zoning         | No Zoning |

### **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