

\$569,900 - 1984 Highway #327 Dutch Brook, Dutch Brook

MLS® #202507824

\$569,900

3 Bedroom, 2.00 Bathroom, 1,568 sqft
Residential on 8.90 Acres

N/A, Dutch Brook, NS

Nestled in the scenic beauty of Cape Breton, this stunning 10-year-old home at 1984 Highway 327 offers the perfect blend of modern living and nature's tranquility. Set on an expansive 8.9-acre lot with direct waterfrontage on the picturesque Joe Lake, this property provides the ultimate lakeside retreat. The home features 3 spacious bedrooms, including a luxurious primary suite with a walk-in closet and an impressive ensuite bathroom. The open-concept living area allows for seamless flow between the kitchen, dining, and living rooms, creating an ideal space for entertaining. From most rooms, you'll enjoy breathtaking water views that fill the home with natural light and serene surroundings. High-quality hardwood flooring runs throughout most of the home, complemented by ceramic and laminate finishes in select areas for a perfect mix of durability and style. Radiant in-floor heating ensures consistent warmth throughout the home, providing comfort in all seasons. The propane fireplace in the living room adds both ambiance and warmth, making it ideal for cozy evenings or power outages during Cape Breton's stormy winter months. The double-car garage is wired and heated, offering ample storage space, while the home is also wired for a generator, ensuring you're never left without power. This home is move-in ready, with included appliances



such as a fridge, stove, dishwasher, and stackable washer/dryer. The property is equipped with a time-of-day meter, allowing organized homeowners to save on utility costs, making it an ideal choice for those looking to maximize energy efficiency. Outside, the 8.9-acre property offers direct access to Joe Lake, perfect for kayaking, fishing, or simply unwinding by the water. Private and Quiet.

Built in 2014

Essential Information

MLS® #	202507824
Price	\$569,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,568
Acres	8.90
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 4th, 2025

Community Information

Address	1984 Highway #327 Dutch Brook
Area	Cape Breton
District	207-C.B. County
Sub-District	N/A
City	Dutch Brook
County	Cape Breton
Province	NS
Postal Code	B1L 1E8

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2

Parking	Attached, Double, Wired
# of Garages	2
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Access: Deeded, Lake Privileges

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Dishwasher, Washer/Dryer, Refrigerator/Stove Combo
Heating	Electric, In Floor
Fireplace	Yes
Fireplaces	Propane
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Sloping/Terraced
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Perimeter Wall

School Information

Elementary	Marion Bridge School
Middle	Malcolm Munroe Memorial Junior High School
High	Riverview High School

Additional Information

Zoning	Rural
--------	-------

Listing Details

Listing Office	Keller Williams Select Realty(Sydney,Townsend St.)
----------------	--

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 14th, 2025 at 6:02am ADT