

# **\$749,900 - 62 And 61 Mcdougall Road, Cooks Brook**

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MLS® #202512765

**\$749,900**

3 Bedroom, 2.00 Bathroom, 2,016 sqft

Residential on 0.87 Acres

35-B, Cooks Brook, NS

Stunning Lakefront Property – Your Dream Home Awaits! Discover this exceptional lakefront property featuring an impressive 100 feet of lake frontage, ideal for various year-round activities such as swimming, boating, kayaking, and winter ice skating. Upon entering through the side entrance, you are welcomed by a spacious foyer with an impressive 10-foot ceiling. The open-concept main level seamlessly connects the kitchen, living room, and dining area, creating a perfect environment for entertaining and family gatherings. The primary bedroom is generously sized and boasts a large walk-in closet, while the main bathroom includes a spacious walk-in shower for your comfort. The beautifully finished basement adds significant value to the home, complete with a pellet stove, two additional bedrooms, a bathroom, and a laundry/utility room. For year-round comfort, the home is equipped with three heat pumps, along with an extra unit in the attached 20x20 garage. Storage options are abundant with this property, featuring a 20x20 attached garage, a larger 24x37 garage, and an additional 20x30 garage offering lots of options for your recreational equipment. Step outside onto the expansive 12x30 deck that overlooks the scenic grounds and picturesque water views, making it an ideal spot for enjoying peaceful sunrises. Convenience is further enhanced by the property's GenerLink system. Down by the water, you will find a fire pit and an additional 12x20 deck, as well as a wired



shed for your storage needs. A paved path to the dock allowing for easy boat launching, and a 12-foot dock with a 10x16 deck to enjoy the outdoor experience. This property presents a unique opportunity to embrace the tranquility and beauty of lakeside living.

Built in 1991

**Essential Information**

MLS® #	202512765
Price	\$749,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,016
Acres	0.87
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	August 14th, 2025

**Community Information**

Address	62 And 61 Mcdougall Road
Area	Halifax - Dartmouth
District	35-Halifax County East
Sub-District	35-B
City	Cooks Brook
County	Halifax
Province	NS
Postal Code	B0N 1X0

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	5
Parking	Attached, Detached, Single, 1.5, Heated Garage, Wired, Double, Paved
# of Garages	3

Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

## Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless, Stove
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

## Exterior

Exterior Features	Dock
Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

## School Information

Elementary	Musquodoboit Valley Education Centre
Middle	Musquodoboit Rural High School
High	Musquodoboit Rural High School

## Additional Information

Zoning	MU
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## Listing Details

Listing Office	Keller Williams Select Realty (Truro)
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Listing information last updated on October 14th, 2025 at 3:02pm ADT