

\$499,000 - 4474 Highway 6, Brule

MLS® #202513563

\$499,000

3 Bedroom, 1.50 Bathroom, 1,174 sqft

Residential on 4.90 Acres

N/A, Brule, NS

Looking for a charming bungalow with a million-dollar view & amazing curb appeal? Look no further! Nestled on a beautifully landscaped 4.9-acre lot, this meticulously maintained 3-bedroom, 1.5-bathroom bungalow offers unparalleled ocean views. Just 2 minutes from the sandy shores of Rushton's Beach, this home is a coastal dream come true. The open-concept layout seamlessly connects the kitchen, dining, and living room, making it ideal for entertaining. The large windows allow for lots of natural sunlight to warm & brighten the space and features gleaming hardwood floors throughout. The kitchen offers custom hardwood cabinets and Corian countertops. The bright living room overlooks the ocean and features a beautiful wood stove for added warmth & ambiance. Also included on the main level, are 3 spacious bedrooms and 1.5 bathrooms. The basement presents a blank canvas for you to add your own personal touch! What a great opportunity for 1 level living if you wish! Enjoy the stunning sunsets from your front deck, surrounded by beautiful flower gardens that bloom in vibrant colors, cherry and crab-apple trees, and a vegetable garden with asparagus, rhubarb, and much more. Additional features include a large wired double car garage for extra storage or a workshop. This charming home is also protected by a durable and low-maintenance metal roof. Revel in ocean views and million-dollar vistas that provide a breathtaking backdrop to daily life. Only mins



to the beautiful sandy beach, the village of Tatamagouche, River John, & ALL amenities, hiking trails & 2 World-class golf courses to name a few. This home seamlessly blends comfort, functionality, and breathtaking natural beauty. Whether you're seeking a tranquil retreat or a family haven, this property offers the best of 1 level coastal living. Don't miss the opportunity to make it your own!

Built in 2002

Essential Information

MLS® #	202513563
Price	\$499,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,174
Acres	4.90
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	September 3rd, 2025

Community Information

Address	4474 Highway 6
Area	Northern Region
District	103-Malagash, Wentworth
Sub-District	N/A
City	Brule
County	Colchester
Province	NS
Postal Code	B0K 1N0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Wired, Circular Driveway, Paved
# of Garages	2
View	Ocean

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Landscaped, Level
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Tatamagouche Regional Academy
Middle	Thompson Junior High School
High	Tatamagouche Regional Academy

Additional Information

Zoning	Rural
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Listing Details

Listing Office	Keller Williams Select Realty
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