

# \$209,900 - 14422 Hwy 224 Road, Cooks Brook

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MLS® #202518275

**\$209,900**

3 Bedroom, 2.00 Bathroom, 1,026 sqft

Residential on 33.81 Acres

35-B, Cooks Brook, NS

Welcome to this exceptional opportunity nestled on just over 33 peaceful acres of rolling countryside. This property offers a rare combination of privacy, utility infrastructure, and potential, making it ideal for those seeking a quiet rural lifestyle or an ambitious redevelopment project. A long private driveway leads you into this tranquil setting, where power is already in place, along with a septic system and a dug well, a significant advantage for future development or off-grid living. The land features multiple outbuildings, offering valuable storage, workspace, or agricultural possibilities. While the existing home on site is not livable and is being sold "as is, where is", the structure remains on the property along with all contents, which will stay as part of the sale. Despite the home's condition, the natural beauty of the land is undeniable. This peaceful, private acreage boasts lovely panoramic views, open space, and the quiet charm of rural Nova Scotia. Don't miss your chance to explore the possibilities that await on this beautiful piece of land. Whether you're looking to build, invest, or escape the hustle, this property offers the foundation for your vision.



## Essential Information

MLS® #                      202518275

Price                        \$209,900

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,026
Acres	33.81
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 2nd, 2025

### **Community Information**

Address	14422 Hwy 224 Road
Area	Halifax - Dartmouth
District	35-Halifax County East
Sub-District	35-B
City	Cooks Brook
County	Halifax
Province	NS
Postal Code	B0N 2H0

### **Amenities**

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Dirt, Multiple Driveways, Parking Spaces(s)

### **Interior**

Interior Features	High Speed Internet
Heating	Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Partially Finished

### **Exterior**

Lot Description	10 to 49.99 Acres, Partially Cleared, Rolling Slope, Wooded
Roof	Metal, Other
Construction	Wood Siding
Foundation	Stone

**School Information**

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

**Additional Information**

Days on Market	57
Zoning	MU

**Listing Details**

Listing Office	EXP Realty of Canada Inc. (Fall River)
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Listing information last updated on October 15th, 2025 at 2:32am ADT