

\$282,500 - 90 Dawson Beach, Brule

MLS® #202519592

\$282,500

3 Bedroom, 1.00 Bathroom, 640 sqft

Residential on 0.45 Acres

N/A, Brule, NS

Perfect time of year to seriously consider cottage living on the beautiful north shore of Colchester County. Just steps away from the warm salt water of Tatamagouche Bay that offers amazing views and in particular stunning sunsets. There is a right of way next to the driveway and sitting one row back removes the worry of shore erosion creating a nice buffer. The lot is level and large offering room for expansion if you wish to enlarge the cottage for additional family and guests. The interior requires the handyman's touch to complete some gyprock finishing in the combined kitchen living room area and replace the shower stall. All windows and main door have been replaced. There is a deeded drilled well agreement in place. The John Deere lawn tractor remains (battery needs to be replaced) which is needed to mow the extensive lawn. This is a really cute property in a great location and one you will be proud to own, where you can enjoy summer weather relaxing at the beach. Lots of potential here so act quickly.



Essential Information

MLS® #	202519592
Price	\$282,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	640

Acres	0.45
Type	Residential
Sub-Type	Cottage / Rec. Properties
Style	Bungalow
Status	Closed
Date Sold	August 29th, 2025

Community Information

Address	90 Dawson Beach
Area	Northern Region
District	103-Malagash, Wentworth
Sub-District	N/A
City	Brule
County	Colchester
Province	NS
Postal Code	B0K 1V0

Amenities

Utilities	Electricity Connected
Parking	No Garage
Waterfront	Ocean Access, Access: Right of Way

Interior

Appliances	Electric Range
Heating	No Heating/Cooling
Cooling	No Heating/Cooling
# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	None

School Information

Elementary	Tatamagouche Regional Academy
High	North Colchester High School

Additional Information

Zoning Rural

Listing Details

Listing Office Royal LePage Truro Real Estate

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Listing information last updated on October 18th, 2025 at 7:47am ADT