

\$950,000 - 1578 Cooks Brook Road, Cooks Brook

MLS® #202525423

\$950,000

3 Bedroom, 3.00 Bathroom, 2,696 sqft

Agriculture on 31.00 Acres

Cooks Brook, Cooks Brook, Nova Scotia

This charming 3 bedroom bungalow sits atop 48 acres of rolling countryside with views so good you might start every morning with a cup of coffee and a contented sigh! Having just under 2,700 square feet of living space, its the perfect spot to embrace country living without being too far from the action, just 45 minutes to Halifax or, if you're feeling adventurous, about five hours by horseback! Inside, you'll find a thoughtful layout with a spacious primary bedroom with a large ensuite and walk-in closet. Two secondary bedrooms can be found on the other side of the home, sharing a Jack & Jill bathroom, as well as an office that could easily be converted into a fourth bedroom. Recent updates include fresh paint, new flooring, and a new roof installed in 2022. The geothermal in-floor heating keeps things cozy year-round, and a PTO generator stands ready to back you up when the weather is less friendly. Equestrian enthusiasts will love the sand-based riding arena, round pen, and the 6-stall barn with a tack room, wash bay, hay loft, and two large overhangs for hay and equipment storage. The fenced pasture is perfect for your four-legged friends to stretch their legs, or maybe just contemplate the meaning of life under the open sky! Whether you're unwinding with a sunset view, saddling up for a ride, or simply enjoying the fresh country air, 1578 Cooks Brook Road offers the perfect balance of charm, functionality, and a little dash of adventure. ****This listing includes roughly 31 acres, with the sellers



subdividing two smaller parcels from the existing 48 acre parcel. (id:6289)

Built in 2006

Essential Information

Listing #	202525423
Price	\$950,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,696
Acres	31.00
Year Built	2006
Type	Agriculture
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1578 Cooks Brook Road
Subdivision	Cooks Brook
City	Cooks Brook
Province	Nova Scotia
Postal Code	B0N2H0

Amenities

Amenities	Park, Playground
Utilities	Cable, Electricity, DSL*, Telephone
Parking	Gravel

Interior

Appliances	Stove, Dishwasher, Dryer, Washer, Microwave Range Hood Combo, Refrigerator, Hot Tub
# of Stories	1

Exterior

Exterior	Stone, Vinyl
Foundation	Concrete

Listing Details

Listing Office

Press Realty Inc.



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