

\$449,500 - 10076 Cabot Trail Road, Margaree Harbour

MLS® #202208017

\$449,500

3 Bedroom, 2.00 Bathroom, 2,800 sqft

Residential

N/A, Margaree Harbour, NS

This lovely 3 bedroom, 2 bath bungalow is perched on a beautiful acreage with 2 lots (5.4 acres total) with spectacular ocean view to Margaree Harbour. One lot has already been subdivided so if you are looking for a place for an additional extended family member, this could be it! The home is open concept with large kitchen and dining room to entertain guests. The living room is spacious with an amazing water view. The primary bedroom is off the living room with a large 4 pc en suite bath. The primary bedroom is large and light-filled with hardwood flooring and double closets. The primary bedroom also has the ocean view to enjoy. The other 2 bedrooms (one of which also has an ocean view) are on the right side of the home and there is a second bathroom on this side of the house. The current owner uses one bedroom as a den, so you can choose since the room has double closets to be a bedroom. The third bedroom has plenty of space for guests or family members. The home has in-floor heat and a fireplace for extra heat in the winter months. The home has a large deck in the front of the house on which to sit outside in the sun or enjoy the Fall colours. There is also a wheelchair accessible deck at the back of the house. The home has an extra-large double garage with its own panel for the handyman in the family. There is also a structure attached to the garage for wood storage and 2 other outbuildings, a greenhouse and another for a garden shed or simply storage. The home has



amazing potential for a second rental unit in the large unfinished, walkout basement or an air B & B since this part of the home also enjoys the ocean view as well as its own separate entrance.

Essential Information

MLS® #	202208017
Price	\$449,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,800
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	December 15th, 2022

Community Information

Address	10076 Cabot Trail Road
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	Margaree Harbour
County	Inverness
Province	NS
Postal Code	B0E 2B0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Wired, Gravel, Other
# of Garages	2
View	Ocean, River
Is Waterfront	Yes
Waterfront	Harbour, Access: Bay, Access: Harbour, River Access

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Fireplace(s), Furnace, Hot Water, In Floor
Fireplace	Yes
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres, Cleared, Hardwood Bush, Partial Landscaped, Rolling Slope, Softwood Bush, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Cape Breton Highlands Education Centre/Academy
Middle	Cape Breton Highlands Education Centre/Academy
High	Cape Breton Highlands Education Centre/Academy

Additional Information

Zoning	Rural
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Listing Details

Listing Office	Coldwell Banker Supercity Realty
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