

# \$415,000 - 159 Fiddlehead Road, Big Harbour Island

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MLS® #202222642

**\$415,000**

3 Bedroom, 1.00 Bathroom, 891 sqft

Residential on 9.00 Acres

N/A, Big Harbour Island, NS

Now is your chance to own your private waterfront getaway on the sought after, world renowned Bras d'Or Lakes! This 9.88 acre property includes a custom a-frame home that is ready for immediate occupancy. The home has three bedrooms and one bathroom, a gorgeous woodstove and 20 foot vaulted ceilings in the living and dining rooms. The living space also includes a gorgeous woodstove, recently replaced floor to ceiling windows, with direct access to the outdoor space. The wrap around patio overlooks the property, has a gorgeous view of the lake and MacPhail's Island. With approximately 300 feet of waterfront, this home would be a great purchase for someone looking to live an outdoorsy lifestyle in peace and tranquility, or someone wishing to purchase a year-round vacation property. The home is being sold as-is, with all furniture included, as well as everything you need to enjoy the water - two kayaks, life jackets, the list goes on. The patio has recently been updated and the home has been well maintained both inside and outside by the owner. With an upgraded UV water filtration system, as well as a security system, this home is ready for new homeowners. A part of the Fiddlehead Road Association, ownership includes access to several common elements and beaches, along with a gate to the immediate area for increased privacy. This property is a must see and an incredible opportunity to move right in. Take the scenic drive out to the property and see for yourself!



Built in 1996

**Essential Information**

MLS® #	202222642
Price	\$415,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	891
Acres	9.00
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	January 8th, 2024

**Community Information**

Address	159 Fiddlehead Road
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	Big Harbour Island
County	Inverness
Province	NS
Postal Code	B0E 2Y0

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel
View	Bay, Lake
Is Waterfront	Yes
Waterfront	Lake, Access: Bay, Access: Boat, Access: Deeded, Lake Privileges

**Interior**

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Cooktop, Oven, Stove, Microwave, Refrigerator, Water Purifier
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove

# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Lot Description	3 to 9.99 Acres, Partially Cleared, Landscaped, Rolling Slope, Sloping/Terraced
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

### **Additional Information**

Zoning	N/A
HOA Fees	250

### **Listing Details**

Listing Office	Engel & Volkers
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