

\$175,000 - 12854 Cabot Trail, Grand Etang

MLS® #202222667

\$175,000

3 Bedroom, 1.50 Bathroom, 1,275 sqft

Residential on 2.55 Acres

N/A, Grand Etang, NS

Sunsets galore! You will never get bored of the view from this property. Located in Grand-Etang, a quaint little village on the world-famous Cabot Trail, 10 minutes south of Cheticamp. The house sits on a 2.55-acre property with a 20 x 30 garage and views of the ocean and the mountains. This was once a year-round home but has been used as a summer home for the last few years. There are 3 bedrooms and 1.5 bathrooms plus a potential 4th bedroom which is currently being used as a closet, great for a large family. Could also work as an Airbnb rental. Some recent upgrades are the roof, septic tank, attic insulation and well pump. Sit out on your front deck to watch the fisherman during the day and the sun set in the evening. This is such a serene place to be! The trees on either side of the home offers privacy for part of the year, although the neighbors are really not that close, so it remains quite private throughout the year. If you love outdoor activities, you have golfing in Cheticamp or in Inverness about 40 minutes away and there are many beautiful beaches nearby. Hiking trails are in abundance in the area, mainly in the Cape Breton Highlands National Park. In the wintertime, you can enjoy skiing or snowshoeing, or you have a departure point quite close to access all of the Highlands by snowmobile through the awesome groomed trail system. Fun all year long!

Built in 1912



Essential Information

MLS® #	202222667
Price	\$175,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,275
Acres	2.55
Year Built	1912
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 29th, 2023

Community Information

Address	12854 Cabot Trail
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	Grand Falls
County	Inverness
Province	NS
Postal Code	B0E 1H0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, 1.5, Wired, Gravel
# of Garages	2
View	Ocean
Waterfront	Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard
# of Stories	1
Stories	One and One Half

Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Wooded
Roof	Asphalt
Foundation	Block

Additional Information

Zoning	Rural
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Listing Details

Listing Office	Cape Breton Realty (Port Hawkesbury)
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