

# \$349,500 - 15491 Cabot Trail, ChÃ©ticamp

MLS® #202224882

**\$349,500**

3 Bedroom, 1.50 Bathroom, 1,330 sqft

Residential on 0.09 Acres

N/A, ChÃ©ticamp, NS

Welcome to the Salty Dog Ocean House. This adorable cottage is the ideal Cape Breton Island retreat! This is a property you do not want to overlook! Centrally located in charming Cheticamp within walking distance to cafes, pubs, restaurants and the Harbour where you can buy seafood right off the boats from the local fishermen. Amazing hiking trails, beaches and scenic coastal drives right here! At the end of the day, you can relax on the large back deck and watch the sunset over the sea. The house is currently being offered as an Airbnb but would also make a great year-round or summer home. So many upgrades have been done to the home, too many to list here. A sample of the work includes canexel siding, blown-in insulation, 3 exterior doors, the addition of a second-floor half bath, security cameras installed. The list is quite extensive and impressive. It's not a big lot but there is room on the property for the addition of a garage. This is a turn-key opportunity you won't come across very often!

Built in 1937

## Essential Information

MLS® #	202224882
Price	\$349,500
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,330
Acres	0.09
Year Built	1937
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 1st, 2023

### Community Information

Address	15491 Cabot Trail
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	ChÃ©ticamp
County	Inverness
Province	NS
Postal Code	B0E 1H0

### Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel, Parking Spaces(s)
View	Harbour, Ocean
Is Waterfront	Yes
Waterfront	Harbour, Ocean Front, Access: Harbour, Ocean Access

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Forced Air, Furnace
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Unfinished

### Exterior

Lot Description	Under 0.5 Acres, Level
Roof	Asphalt
Foundation	Concrete Perimeter

## **Additional Information**

Zoning

Waterfront

## **Listing Details**

Listing Office

Cape Breton Realty (Port Hawkesbury)

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Listing information last updated on October 15th, 2025 at 5:32am ADT