

\$824,900 - 1033 Hillside Boularderie Road, Groves Point

MLS® #202226895

\$824,900

3 Bedroom, 2.00 Bathroom, 1,752 sqft

Residential on 6.00 Acres

N/A, Groves Point, NS

If you're from or you've ever been to Cape Breton, you've probably seen the beautiful Bras d'Or Lakes, but have you ever been to Groves Point? Most locals will say yes of the picturesque community on the Bras d'Or Lakes, but they've likely not been to the actual "Point". This amazing 6 acre lake front property on Groves "Point" is a story of great memories for 22 years and is now ready for a new family's adventures. The modern 3 bedroom, open concept home with paved drive, stamped concrete walkways, and pier with cedar decking also includes a 24x28 heated garage with an open concept loft containing sleeping quarters, 3 pc bath with shower, sitting area and kitchenette. The main floor of the home with amazing water views features hardwood, ceramic, granite countertops, vaulted living room ceiling and two wood fireplaces. On this level you will find the open concept kitchen/dining room and living room, main floor bedroom near the bath with shower and utility room. The second floor features two more spacious bedrooms, one with two large closets and the other with a walk in closet. The bathroom on this floor contains a large soaker tub. With the privacy of your very own lake front, swimming and water sports are just feet away. If 6 acres on the Bras d'Or Lakes isn't enough, you might consider the adjoining 30 acre lot which can also be purchased. You'll fall in love at first glance. Call or text today for your



private viewing.

Built in 2000

Essential Information

MLS® #	202226895
Price	\$824,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,752
Acres	6.00
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 30th, 2023

Community Information

Address	1033 Hillside Boularderie Road
Area	Cape Breton
District	205-North Sydney
Sub-District	N/A
City	Groves Point
County	Cape Breton
Province	NS
Postal Code	B1Y 2V7

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Heated Garage, Wired, Gravel, Paved
# of Garages	2
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Washer/Dryer, Microwave, Refrigerator
Heating	Baseboard, Fireplace(s), In Floor, Radiant
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	1
Stories	One and One Half
Basement	None

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Landscaped, Wooded
Roof	Asphalt
Construction	Cementitious Board
Foundation	Slab

School Information

Elementary	Bras D'Or Elementary School
Middle	Sydney Mines Junior High School
High	Memorial Composite High School

Additional Information

Zoning	Ruc
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Listing Details

Listing Office	VALMAC REALTY LTD. - 16139
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