

\$169,000 - Lot 4a 6012 Road, Marble Mountain

MLS® #202304003

\$169,000

Bedroom, Bathroom,
Land on 3.76 Acres

N/A, Marble Mountain, NS

Incredible waterfront Lot right at the Bras d'Or lake. READY TO BUILT ON. DRIVEWAY ALREADY IN PLACE! This beautiful waterfront Lot with a beautiful hardwood stand is partly cleared and has a driveway in place. Hardwood has been left on the Lot for future use. Magnificent, over 4 acre lot with incredible forest stand right at the Bras d'Or Lake. Located in a small and lovely subdivision, the lot offers lots of privacy with an incredible friendly and helpful neighbourhood. The owner was ready to build, but unforeseen circumstances unfortunately changed that plan. A professional installed, wide driveway with culvert is already in place. Truly unique, the forest is a must see and can hardly be described. Reminding of the ancient Acadian old growth forest, which is extinct in many areas, the forest stand is featuring hard wood of stunning beauty and age. Mature Yellow birch, sugar maple and very rare, incredible Hemlock trees in combination with the beauty of the lake makes this area special and the lot a must see! The lot has a slight slope going gently down to the shore, with a beautiful shore line, perfect to install a waft, set anchor or go for a swim. The area is well known for trout fishing by anglers and loved by sailors and water sport enthusiasts.



Essential Information

MLS® # 202304003

Price	\$169,000
Acres	3.76
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	February 22nd, 2024

Community Information

Address	Lot 4a 6012 Road
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	Marble Mountain
County	Inverness
Province	NS
Postal Code	B0E 2Y0

Amenities

Utilities	Electricity Connected, High Speed Internet
Parking	Gravel
Is Waterfront	Yes
Waterfront	Lake

Exterior

Lot Description	Partially Cleared, Hardwood Bush, Softwood Bush, Wooded, 3 to 9.99 Acres
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Additional Information

Zoning	N/A
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Listing Details

Listing Office	EXP Realty of Canada Inc.
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