

\$950,000 - 938 Highway 312, Englishtown

MLS® #202306509

\$950,000

4 Bedroom, 2.00 Bathroom, 1,600 sqft

Residential on 95.81 Acres

N/A, Englishtown, NS

At the gateway to the world famous Cabot Trail, surrounded by impeccable views of St Annes Bay, tranquil hills and lush forestry, welcome to Kluskap RV Campground - a one-stop shop for family fun! This fully operational campground is a rare opportunity for the right buyer. Complete with a fully equipped residential home, perfect for operator/owner occupation or short-term rental! With almost 100 acres of quiet nature, you and your guests will enjoy camping, stargazing, and exploring the beauty of Cape Breton. Moments to the Englishtown ferry, hiking, biking, boating and all of nature's best offerings are at your disposal. Near the Gaelic College, Baddeck, shopping, breweries, and great food all around you. This home & campground boasts WIFI, Cell Service as well as seasonal RV campers always booked in advance, tent spots and even cabins as well as GLAMPING options. But the fun doesn't end there! Take a dip in the shimmering outdoor pool - the perfect escape from summer heatwaves! During colder months, the accessible lodge is where you can take your fun indoors with common areas for showing movies, playing air hockey, hosting dances and oodles of events. Clean & accessible washrooms are also on site. Make your dreams come true to live and work in paradise. Your opportunity is here! Call for details today! *** NOTE *** both properties must be purchased together \$700,000 + \$400,000 = \$1.1 million total purchase price.



MLS #'s 202306509 & 202306510.

Built in 2004

Essential Information

MLS® #	202306509
Price	\$950,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,600
Acres	95.81
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	May 15th, 2025

Community Information

Address	938 Highway 312
Area	Cape Breton
District	209-Victoria County / Baddeck
Sub-District	N/A
City	Englishtown
County	Victoria
Province	NS
Postal Code	B0C 1H0

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Single, Garage, Wired, Double, Paved
# of Garages	1
View	Ocean

Interior

Interior Features	High Speed Internet
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Heating	Fireplace(s), In Floor
Fireplace	Yes
Fireplaces	Propane
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Exterior Features	Balcony
Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	RES
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Listing Details

Listing Office	Royal LePage Atlantic
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