

# \$35,000 - 96 Big Brook Road, West Bay Road

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MLS® #202312333

**\$35,000**

2 Bedroom, Bathroom, 653 sqft

Residential on 0.73 Acres

N/A, West Bay Road, NS

32,000 sq ft (.73 acre) of private rural land in Cape Breton Island. This nice sized building lot with a home and barn has potential for renovation or to use while planning your new build. The 1.5 storey home has undergone recent upgrades, including a new metal roof and could see a new owner completing this or deciding on another build location. The front of the property is level at the roadside and slopes gently to the back of the lot where the land levels out. One dug well is visible on the property and sellers believe there is a second well, that has not been located. The barn also provides potential for renovation. For this price, you have a head start in a great area.



## Essential Information

MLS® #	202312333
Price	\$35,000
Bedrooms	2
Square Footage	653
Acres	0.73
Type	Residential
Sub-Type	Cottage / Rec. Properties
Status	Closed
Date Sold	September 21st, 2023

## Community Information

Address	96 Big Brook Road
Area	Highland Region

District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	West Bay Road
County	Inverness
Province	NS
Postal Code	B0E 3L0

### **Amenities**

Utilities	Electric, Electricity Connected, Phone Connected, Other
Parking Spaces	1
Parking	No Garage, Single

### **Interior**

Heating	No Heating/Cooling
Cooling	No Heating/Cooling
# of Stories	2
Stories	Two
Basement	None

### **Exterior**

Lot Description	0.5 to 0.99 Acres, Partially Cleared, Sloping/Terraced
Roof	Metal
Construction	Shingle Siding, Other
Foundation	Other, Pillar/Post/Pier, None

### **Additional Information**

Zoning	N/A
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### **Listing Details**

Listing Office	RE/MAX Park Place Inc.
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