

# \$385,000 - 15697 Cabot Trail, ChÃ©ticamp

MLS® #202316070

**\$385,000**

3 Bedroom, 1.00 Bathroom, 1,276 sqft

Residential on 0.62 Acres

N/A, ChÃ©ticamp, NS

Escape to paradise with this breathtaking home nestled along the stunning Cabot Trail. Prepare to be captivated by the beauty that surrounds you. Indulge in awe-inspiring ocean and mountain views that will take your breath away. Experience the magic of nature's masterpiece from the comfort of your own home. This home has been thoughtfully updated with exquisite taste, ensuring a modern and stylish living space that will impress even the most discerning buyer. Revel in the timeless beauty of hardwood floors throughout most of the main floor, adding a touch of elegance and warmth to your living space. Enjoy year-round comfort with two heat pumps providing efficient heating and cooling for all seasons. Stay cozy during those chilly evenings by the inviting propane fireplace in the living room. Pamper yourself in the luxurious jack and jill bathroom featuring heated floors, a garden tub and separate shower stall. Experience the ultimate relaxation and comfort in your own private oasis. Within the bathroom, walk right into your large well organized closet anyone would die for. Your back deck offers the perfect vantage point to admire the breathtaking hues of the evening sky or watch the fishing boats sail by. Every moment is a picture-perfect memory. A golf course is conveniently located nearby, offering endless opportunities for leisurely rounds or friendly competitions. Enjoy the convenience of one-level living, providing ease and accessibility for every stage of life.



Embrace comfort without compromising style. The walkout basement opens up exciting possibilities! Create an additional apartment to offset the mortgage or expand your living space to accommodate your growing family. The choice is yours. Safely store your vehicle or outdoor toys in the convenient garage. This home sits on 0.62 acres of land with unobstructed ocean views, is close to the heart of town, yet perfectly situated to offer privacy and a serene atmosphere. Embrace coastal living at its finest!

Built in 1984

**Essential Information**

MLS® #	202316070
Price	\$385,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,276
Acres	0.62
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	April 4th, 2024

**Community Information**

Address	15697 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	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Wired, Circular Driveway, Concrete, Gravel
# of Garages	1
View	Harbour, Ocean

## Interior

Interior Features	High Speed Internet
Appliances	Cooktop, Oven, Dishwasher, Dryer, Range Hood, Water Softener
Heating	Baseboard, Fireplace(s), Ductless, In Floor
Cooling	Ductless
Fireplace	Yes
Has Basement	Yes
Basement	Full, Partial, Walk-Out Access

## Exterior

Lot Description	Under 0.5 Acres, Cleared
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

## Additional Information

Zoning	RR-1
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## Listing Details

Listing Office	Cape Breton Realty (Port Hawkesbury)
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