

# **\$189,900 - 21 Chemin Poirier Road, ChÃ©ticamp**

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MLS® #202318576

**\$189,900**

1 Bedroom, 1.00 Bathroom, 725 sqft

Residential on 0.06 Acres

N/A, ChÃ©ticamp, NS

This fantastic property is located in Cheticamp, Nova Scotia on beautiful Cape Breton Island. Cheticamp is on the world-famous Cabot Trail and is next door to the Cape Breton Highlands National Park with many kilometers of walking trails to explore. Its central downtown location is ideal, being within walking distance to restaurants, bars, boardwalk, post office, pharmacy, bank, etc. The property itself must be seen to be appreciated as the house has undergone many tasteful renovations and is in move-in condition. The exterior and interior have both been painted recently, offering a modern look and a pleasing and tranquil living space. The large custom maple kitchen offers plenty of counter and cabinet space including a pantry with pull out drawers. The bathroom is updated including a fiberglass shower with frameless door. There are two heat pumps included, which makes for a very efficient and economical heat delivery system with the added comfort of air conditioning on those hot days. The attic space is insulated and drywalled and has a window with water view, which can be finished for additional living space. The lower level is a large space that can be utilized as a bedroom or family room and boasts a walk-in closet. Other features and upgrades include vinyl windows, new closet doors with organizer in main floor living space, lots of storage space, six appliances and is carpet free. The outdoor space is equally appealing, with two decks allowing you to choose between basking in the full sun or



finding shelter under the multilevel covered deck at the entrance, both offering water views. Two driveways provides several parking spots. The large, wired outbuilding on the property is a versatile space. It can serve as a workshop or storage space or, with some creativity and renovations, it has the potential to be transformed into an income property. This property is ready for a new owner and is available for a quick closing if required. Call today!

Built in 1921

**Essential Information**

MLS® #	202318576
Price	\$189,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	725
Acres	0.06
Year Built	1921
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 19th, 2024

**Community Information**

Address	21 Chemin Poirier Road
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, Cable Connected, Electricity Connected, Phone Connected
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Parking	No Garage, Gravel, Parking Spaces(s)
View	Harbour

### **Interior**

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Freezer - Stand Up, Refrigerator
Heating	Furnace, Ductless, Hot Water
Cooling	Ductless
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Finished, Partial

### **Exterior**

Lot Description	Under 0.5 Acres, Cleared, Level
Roof	Asphalt
Foundation	Concrete Perimeter

### **Additional Information**

Zoning	R-2
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### **Listing Details**

Listing Office	Cape Breton Realty (Port Hawkesbury)
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