\$699,000 - 2778 Old Route 5 Highway, Boularderie East

MLS® #202318707

\$699,000

5 Bedroom, 3.00 Bathroom, 2,150 sqft Residential on 19.00 Acres

N/A, Boularderie East, NS

Introducing 2778 Old Route 5 Road â€" A Unique Waterfront Oasis! Nestled along the picturesque shores of the Bras d'Or Lakes, this extraordinary property boasts not one, but two distinct residences, offering endless possibilities for waterfront living. Situated on over 19 sprawling acres of oceanfrontage leading to the Bras D'or Lakes, this exceptional estate is a rare find in the world of real estate. The first residence, a charming ranch-style home, greets you as you make your way down the driveway. While it may require some updating and repairs, this spacious contemporary rancher offers the potential for a dreamy waterfront retreat. Featuring 4 bedrooms and 2 bathrooms, there's ample room for family and guests. Step outside, and you'll discover a generous yard, complete with a paved driveway and a detached garage/bunkhouse â€" perfect for storing water toys and accommodating visitors. But that's not all! Down the opposite driveway awaits a brand-new construction, designed to maximize the stunning views of the Bras d'Or Lakes and the iconic Seal Island Bridge. The main level of this modern marvel boasts three bedrooms, one with ensuite bath, ensuring privacy and comfort. A large mudroom welcomes you inside and leads to the open living area and an eat-in kitchen, providing seamless access to a spacious deck, where you can savor the breathtaking vistas. Descend to the lower level, and you'll find a cozy rec room, two additional bedrooms, a full



bathroom, and a laundry area – the ideal space for recreational activities and relaxation. A convenient walkout entry allows easy access to the expansive grounds, where endless outdoor adventures await. In summary, 2778 Old Route 5 Road is a once-in-a-lifetime opportunity to own a truly remarkable waterfront property with endless potential. Whether you choose to update and customize the existing rancher or enjoy the luxury of a brand-new build with captivating views, this estate offers the best of both worlds.

Built in 2022

Essential Information

MLS® # 202318707 Price \$699,000

Bedrooms 5 Bathrooms 3.00

Full Baths 3

Square Footage 2,150
Acres 19.00

Year Built 2022

Type Residential

Sub-Type Single Family Residence

Style Contemporary

Status Closed

Date Sold October 12th, 2023

Community Information

Address 2778 Old Route 5 Highway

Area Cape Breton

District 207-C.B. County

Sub-District N/A

City Boularderie East

County Cape Breton

Province NS

Postal Code B1X 1H6

Amenities

Utilities Electric, Cable Connected, Electricity Connected, Phone Connected

Parking No Garage, Gravel, Paved

Is Waterfront Yes
Waterfront Lake

Interior

Interior Features High Speed Internet

Appliances Range, Dishwasher, Dryer, Washer, Refrigerator

Heating Baseboard, Ductless

Has Basement Yes

Basement Finished

Exterior

Lot Description 10 to 49.99 Acres

Roof Asphalt

Foundation Concrete Perimeter

Additional Information

Zoning RUC

Listing Details

Listing Office Viewpoint Realty Services Inc. (Sydney)

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 15th, 2025 at 6:17am ADT