

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

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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 – 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 – 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) |
|----------------|-----------------------------------------|

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