

\$254,900 - 49742 Cabot Trail, Goose Cove

MLS® #202322921

\$254,900

3 Bedroom, 1.50 Bathroom, 1,152 sqft

Residential on 1.87 Acres

N/A, Goose Cove, NS

This well-maintained home includes 4 acres of land. There are three acres of water frontage on the second lot. This breathtaking property is located at Goose Cove along the world-renowned Cabot Trail and only steps away from a school bus stop for Baddeck Academy. For the nature enthusiast, this land provides a natural habitat to beavers, ducks, geese, many species of birds, and other wildlife, and easy access to the Bay for kayaking. It is a hikers delight, which is close to many trails and waterfalls to explore. The home is move-in ready with lots of natural light and also plenty of room in the private backyard. Open concept kitchen/dining room leads to a large living room with a working fireplace and a bay window with a stunning view of St. Ann's Bay and Kelly's Mountain. The hallway on the main level leads to 3 spacious bedrooms and a full bath. The lower level has a 3 piece bathroom with a semi-finished room that could be developed into an extra bedroom, craft room, or office. The full unfinished basement includes a washer and dryer hookup, laundry sink, and potential for a recreation room or entertainment centre. The basement has a walkout to the spacious backyard. The new well was dug in 2020. The septic was emptied and treated in 2020. In 2021, a new roof and gutters were installed on the home and detached garage. Only 25 minutes to Baddeck, it is a short drive to restaurants and St. Ann's Gaelic College, which has



year-round cultural experiences. Located between two beautiful golf courses - Highlands Links and Bell Bay - and only 90 minutes to Cabot Links.

Built in 1983

Essential Information

MLS® #	202322921
Price	\$254,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,152
Acres	1.87
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 21st, 2023

Community Information

Address	49742 Cabot Trail
Area	Cape Breton
District	209-Victoria County / Baddeck
Sub-District	N/A
City	Goose Cove
County	Victoria
Province	NS
Postal Code	B0E 1B0

Amenities

Utilities	Cable Connected, Electricity Connected
Parking Spaces	1
Parking	Single, Paved
# of Garages	1
Is Waterfront	Yes
Waterfront	Across Road, Access: Bay

Interior

Appliances	Stove, Refrigerator
Heating	Hot Water
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Unfinished, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres
Roof	Asphalt
Construction	Other
Foundation	Concrete Perimeter

School Information

Elementary	Baddeck Academy
Middle	Baddeck Academy
High	Baddeck Academy

Additional Information

Zoning	Res
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Listing Details

Listing Office	Cape Breton Realty
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