

\$105,000 - Lot 23-4 Fiddlers Lane, West Mabou

MLS® #202323095

\$105,000

Bedroom, Bathroom,
Land on 0.28 Acres

N/A, West Mabou, NS

****Picturesque Lot with Harbour Views: Ideal for Your Dream Home or Cottage**** Nestled in the charming community of Little Mabou, this cleared and leveled lot is the canvas for your coastal dream. Overlooking the serene harbour, this property is the perfect location to build the home or cottage you've always envisioned. ****Key Features:**** - ****Surveyed and Ready:**** This property has been professionally surveyed and is fully approved for building. All the groundwork has been done, saving you time and effort. -

****Easement for Power:**** A convenient easement is in place for power, ensuring that your new residence will have all the essential utilities. - ****Access Road:**** A road has been thoughtfully constructed to provide easy access to the property, enhancing convenience and accessibility. - ****Your Vision Awaits:**** With protective covenants in place to preserve the natural beauty of the area, you have the freedom to design and create a custom home or cottage that suits your style and preferences. ****The Little Mabou Lifestyle:**** This location offers a unique opportunity to immerse yourself in the peaceful ambiance of Little Mabou while enjoying the breathtaking views of the harbour. Whether you're seeking a year-round residence or a seasonal escape, this lot is your gateway to a relaxed coastal lifestyle. ****Act Fast:**** With all the necessary preparations in place, this property is just waiting for the right buyer to bring their dream to life. Don't miss your



chance to be a part of the Little Mabou community and make this remarkable property your own. **Contact us today to arrange a viewing and start building your coastal dream in this idyllic setting.**

Essential Information

MLS® #	202323095
Price	\$105,000
Acres	0.28
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	October 31st, 2023

Community Information

Address	Lot 23-4 Fiddlers Lane
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	West Mabou
County	Inverness
Province	NS
Postal Code	B0E 2W0

Amenities

Utilities	Electricity Connected, High Speed Internet, To Be Verified
Parking	None

Exterior

Lot Description	Cleared, Level, 1 to 2.99 Acres
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Additional Information

Zoning	Rural
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Listing Details

Listing Office	Cape Breton Realty
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