

\$539,000 - 97 Rooster Hill Road, Goose Cove

MLS® #202324798

\$539,000

2 Bedroom, 1.50 Bathroom, 1,780 sqft

Residential on 80.00 Acres

N/A, Goose Cove, NS

Sitting on 80+- acres of organic lands with a water view, welcome to a modernized home with original farmhouse charm. This 1.5 story, 2 bedroom (+) home is move-in ready. Main Floor is an open concept, spacious, dining/living area organized around the warmth of a WOOD STOVE. An efficient EAT-IN KITCHEN (adjacent pantry) with pass through window extends the gathering space. Off the Landing upstairs are 2 bedrooms (OH Fans), modern bath & walk-in closet. Light fills this home from well placed windows & skylights + is reflected back from the painted & wood decor throughout. Covered VERANDA overlooks a large pond (nesting birds/peepers.). Inside accesses the Full high/dry basement of the main house. A recent large extension is accessed via the front entry and includes a half bath, workshop, laundry & office space through to an attached GARAGE (overhead door and electric charging station) plus an Upper Apartment (wired/plumbed/under development). Grounds LANDSCAPED for drainage. Property features a winding country lane, apple trees, organic plantings & forests + VIEWS of St. Ann's Harbour. SO MUCH POSSIBILITY! This is the renovated, character home that you've been waiting for. Acreage. Water views. PRIVACY. Under 30minutes to amenities of Baddeck and just off of the Cabot Trail. Don't hesitate on this listing & call today for viewing of this spectacular property. There is be 2-3 acres subdivided off before closing, inquire for



details on expected survey boundary.

Essential Information

MLS® #	202324798
Price	\$539,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,780
Acres	80.00
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 27th, 2024

Community Information

Address	97 Rooster Hill Road
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	Electric, Electricity Connected, Phone Connected, Other
Parking Spaces	3
Parking	Attached, Double, Wired, Other, Gravel, Parking Spaces(s), Single
# of Garages	2
View	Bay, Harbour, Other
Waterfront	Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Stove, Washer, Microwave, Refrigerator

Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished, Other

Exterior

Lot Description	50 to 100 Acres, Partially Cleared, Partial Landscaped, Rolling Slope, Wooded
Roof	Asphalt
Construction	Shingle Siding, Wood Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	N/A. TBC
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Listing Details

Listing Office	RE/MAX Park Place Inc.
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