

# \$650,000 - 198 South Cormier Road, Belle CÃ´te

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MLS® #202402166

**\$650,000**

3 Bedroom, 2.00 Bathroom, 2,000 sqft

Residential on 20.51 Acres

N/A, Belle CÃ´te, NS

High over the Margaree River at its grandest sits this home on 20 acres of land: a spectacular situation. The property juts out into the river estuary at its widest point, with 400 metres - quarter of a mile - of river frontage. 4 land parcels make up the 20 acre property, which is accessed by the private South Cormier Road. A very secluded approach and private setting at the house combine with an incredible view of the surrounding river valley.

The 20 acres faces southeast/south/southwest, sloping down to the water, largely wooded with a mix of softwood and deciduous trees. The road accesses the back of the house so no driveway or parked cars interfere with the panoramic views from the deck and the house windows. The bungalow-style home has an open plan living area: kitchen, dining and living areas all have windows facing south with a fireplace at one end. Two doors from this open concept area connect to the 10â€™ x 60â€™ deck facing the amazing views. The front door on the opposite side enters into the living room directly. The kitchen has new appliances: a professional style Bluestar propane range and Liebherr fridge. A propane tank was recently installed for the cooktop and range, including a direct-to-tank BBQ hookup outside. The primary bedroom suite includes a dressing room and spacious bathroom, along with a new soaker tub and larch flooring in the bedroom. The bedroom also has a door onto the deck. There is a second bedroom



next to the second bathroom in a separate area behind the kitchen. Off the living room there is a den/TV room (or 3rd bedroom). The built-in garage has a large (14' x 23') studio/bedroom over it, with stair access from the garage. The garage is connected to the main house via an extended back hall that includes laundry and storage/utility rooms. Close to so many beaches on the west coast of Cape Breton, closest of all being the enchanting Margaree Harbour beach. trails, music, food, golf, fishing, boating

Built in 1976

Essential Information

MLS® #	202402166
Price	\$650,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,000
Acres	20.51
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 31st, 2024

Community Information

Address	198 South Cormier Road
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	Belle C�te
County	Inverness
Province	NS
Postal Code	B0E 1C0

Amenities

Utilities	Electric, Propane, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Attached, Single, Wired, Gravel
# of Garages	1
View	River
Is Waterfront	Yes
Waterfront	River Front, Ocean Access, River Access

### **Interior**

Interior Features	High Speed Internet
Appliances	Gas Range, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Baseboard, Fireplace(s), Heat Pump
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Partial, Unfinished, Walk-Out Access

### **Exterior**

Lot Description	10 to 49.99 Acres, Partially Cleared, Not Landscaped, Rolling Slope, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Cape Breton Highlands Education Centre/Academy
Middle	Cape Breton Highlands Education Centre/Academy
High	Cape Breton Highlands Education Centre/Academy

### **Additional Information**

Zoning	Rural
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### **Listing Details**

Listing Office	Inverness Properties Ltd.
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