

# \$599,000 - 2708 Old Route 5, Boularderie East

MLS® #202404092

**\$599,000**

4 Bedroom, 1.50 Bathroom, 1,156 sqft  
Residential on 43.28 Acres

N/A, Boularderie East, NS

Breathtaking waterfront property! Over 40 acres on the Bras d'Or Lakes! A parcel of Cape Breton waterfront this spectacular doesn't come along very often. Let's start with the land....two parcels are included. One is 29.28 acres with approximately 500 to 600 feet of untouched waterfront, the second adjacent parcel is 14 acres with approximately 500 feet of waterfront. The largest portion of both these parcels of land are already cleared fields. This property could be developed for recreational properties, camping, farming, subdivide and sell some, the possibilities are endless. The home has been completely rebuilt and renovated with the following new; heat pump, septic, well (existing well still good) , 200 amp electrical, fully insulated with both rigid board and blown in insulation, new gyprock, flooring, two new bathrooms, new kitchen, windows and roof! Move in ready! Location is a mere 18 minutes to shopping, recreation centres and hospitals of North Sydney and 25 minutes to Baddeck.



Built in 1961

## Essential Information

MLS® #	202404092
Price	\$599,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1

Half Baths	1
Square Footage	1,156
Acres	43.28
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 25th, 2024

### Community Information

Address	2708 Old Route 5
Area	Cape Breton
District	209-Victoria County / Baddeck
Sub-District	N/A
City	Boularderie East
County	Victoria
Province	NS
Postal Code	B1X 1H7

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Wired, Gravel
# of Garages	2
Is Waterfront	Yes
Waterfront	Lake

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Refrigerator
Heating	Baseboard, Ductless, Radiator
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Lot Description	10 to 49.99 Acres, Partially Cleared
Roof	Asphalt
Construction	Vinyl Siding

Foundation                      Block

**School Information**

Elementary                      Boularderie Elementary School  
Middle                              Dr. T. L. Sullivan Junior High School  
High                                 Memorial Composite High School

**Additional Information**

Zoning                              Res

**Listing Details**

Listing Office                      Royal Lepage Anchor Realty(North Sydney)

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