

# \$294,900 - 11088 Kempt Head Road, Boularderie Center

MLS® #202406006

## \$294,900

4 Bedroom, 1.50 Bathroom, 1,900 sqft  
Residential on 7.30 Acres

N/A, Boularderie Center, NS

The mini homestead you have always dreamed of. A fenced garden with raised beds to grow all your veggies and flowers. Very solid, wood Chicken coop with attached run. Large 2 door garage. Two fire pits, depending on need; large bonfire size, as well as smaller, more private campfire size. To top it off, a large 4 bedroom old-style farmhouse that has been stripped to studs and fully renovated, while maintaining it's original charm. Including a new roof in 2016. This house is sitting up on a hill and far back from the road. 7.3 acres gives plenty of room for whatever your heart desires. Gravity fed, spring water supply located on the property with deeded access by two neighboring PIDs; means great water that doesn't stop if the power goes out. Basement provides lots of room for storage. Elementary school is 5 minutes away with bus service at driveway. The Ross Ferry Marina is minutes down the road. The wrap around, covered porch is waiting for you to relax on summer days; rain or shine.



## Essential Information

MLS® #	202406006
Price	\$294,900
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1

Square Footage	1,900
Acres	7.30
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 8th, 2024

### **Community Information**

Address	11088 Kempt Head Road
Area	Cape Breton
District	209-Victoria County / Baddeck
Sub-District	N/A
City	Boularderie Center
County	Victoria
Province	NS
Postal Code	B1X 1L6

### **Amenities**

Utilities	Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double
# of Garages	2

### **Interior**

Interior Features	High Speed Internet
Heating	Hot Water
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Lot Description	3 to 9.99 Acres
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Stone

### **School Information**

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

### **Additional Information**

Zoning	Rural
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### **Listing Details**

Listing Office	Century 21 Trident Realty Limited (Sydney)
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