

# \$285,000 - 2738 Old Route 5, Boularderie East

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MLS® #202407934

**\$285,000**

3 Bedroom, 1.00 Bathroom, 1,488 sqft

Residential on 2.85 Acres

N/A, Boularderie East, NS

Welcome to your charming country-side family home! This well built 1.5 story home boasts three bedrooms and one bathroom. As you step into the porch, you'll appreciate the practicality of the closet for storing outdoor gear. Upon entering, the kitchen welcomes you with warm wooden cabinetry, providing ample storage space for all your needs. The central hallway leads to your choice of two sitting rooms, an office, or a 4-piece bathroom. The main living room is an ideal size, providing a family space and access to the sunroom. This delightful addition to the original structure (front sunroom) beckons with its newer windows and patio doors, inviting you to relax and soak in the sunlight. Upstairs you will find three bedrooms off of the central landing along with storage closets and other storage solutions. Heated and cooled by multiple newer heat pumps in the home along with a propane furnace and supplemented by a woodstove in the basement, comfort is assured throughout the seasons. In the basement, you will find ample storage space, with an open area, utilities, laundry, and separate storage rooms, providing practical solutions for your organizational needs. Outside, you'll find not one, but two garages—a spacious two-story double garage and a single garage, both wired and detached, offering plenty of room for vehicles, tools, and hobbies. Situated on 2.85 acres of land, this property offers a distant view of the channel entering Bras d'Or Lakes.



Conveniently located just a short drive off of HWY 105, and only 15 minutes to North Sydney or 30 minutes to Baddeck, this home offers the perfect blend of rural life with accessibility to highway and amenities. Don't miss this opportunity to make this idyllic retreat your own!

**Essential Information**

MLS® #	202407934
Price	\$285,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,488
Acres	2.85
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 17th, 2024

**Community Information**

Address	2738 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 1H6

**Amenities**

Utilities	Electric, Propane, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Detached, Single, Double, Wired, Gravel, Multiple Driveways, Parking Spaces(s)
# of Garages	3
View	Lake, Ocean

## Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Furnace, Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove, Fireplace(s)
# of Stories	1
Stories	One and One Half, Two
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

## Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block, Concrete Perimeter

## Additional Information

Zoning	N/A
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## Listing Details

Listing Office	RE/MAX Park Place Inc.
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Listing information last updated on October 15th, 2025 at 3:02am ADT