

\$359,900 - 12785 Cabot Trail, Grand Ã%otang

MLS® #202410967

\$359,900

3 Bedroom, 1.50 Bathroom, 1,484 sqft
Residential on 2.50 Acres

N/A, Grand Ã%otang, NS

This wonderful with an unbelievable setting along the Cabot Trail could be yours. With mountain views in front and a wide ocean view in the back, this level 2.5 acre property runs to the oceans edge. One level living which is suitable for a variety of buyers with 3 bedrooms and 1.5 baths. A comfortable living room area, laundry room and a full bathroom complete the inside. The Primary bedroom is large with a half bath/closet area, beautiful hardwood flooring through most of home. A nice eat in kitchen area comes complete with views of the ocean and sliding doors taking you out to a peaceful deck area to sit out and enjoy the beautiful views. Outside is a 1.5 garage with attached shed perfect for storage. Roof was completed on garage in 2022, main house roofing shingles and windows/doors less than 10 years old. New cooktop and oven, and septic tank installed in 2015. This home truly has to be seen to be appreciated, contact your agent to view today.



Built in 1978

Essential Information

MLS® #	202410967
Price	\$359,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1

Square Footage	1,484
Acres	2.50
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 15th, 2024

Community Information

Address	12785 Cabot Trail
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	Grand Ã%otang
County	Inverness
Province	NS
Postal Code	B0E 1L0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, 1.5, Wired, Gravel
# of Garages	2
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean Front

Interior

Interior Features	High Speed Internet
Appliances	Cooktop, Oven, Dryer, Washer, Refrigerator
Heating	Baseboard, Fireplace(s)
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Crawl Space, Partial

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Perimeter Wall

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	RE/MAX Park Place Inc.
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