

\$225,000 - Portion Grant 12348 Highway 395, East Lake Ainslie

MLS® #202411966

\$225,000

Bedroom, Bathroom,
Land on 115.00 Acres

N/A, East Lake Ainslie, NS

Lakefront opportunity awaits! Now is your chance to own 115 acres of land on East Lake Ainslie in beautiful Inverness County, in a location well within the boundaries of the Bras d'Or Lakes UNESCO Biosphere.

Worldclass nature is literally at your proverbial doorsteps. With 15 acres of waterfront property, and another 100 acres on the land side of Highway 395, the possibilities are endless. The nearest amenities can be found in the town centre of Whycomomagh just minutes from this property, as well at the Trans Canada Highway. The Town of Inverness is a quick twenty-minute picturesque drive around Lake Ainslie to worldclass beaches, year-round community amenities and events, and of course, the world-renowned Cabot Cabot Breton golf courses and resort. This area has become the place to buy if you value quality year-round lifestyle and unbelievable nature and landscape. Neighbouring properties have developed easily with superior water availability and quality for well installation, plenty of frontage for driveway access, and most importantly, over 700 feet of lake frontage! Within 15 minutes of the Cabot Trail, this property couldn't be better situated, and with a price point like this, it won't last!



Essential Information

MLS® #	202411966
Price	\$225,000
Acres	115.00
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	July 15th, 2024

Community Information

Address	Portion Grant 12348 Highway 395
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	East Lake Ainslie
County	Inverness
Province	NS
Postal Code	B0E 3M0

Amenities

Utilities	Cable Connected, Electricity Connected, High Speed Internet, Phone Connected
Parking	None
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Exterior

Lot Description	Hardwood Bush, Rolling Slope, Softwood Bush, Wooded, Over 100 Acres
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School Information

Elementary	Inverness Education Centre/ Academy
Middle	Inverness Education Centre/ Academy
High	Inverness Education Centre/ Academy

Additional Information

Zoning	N/A
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Listing Details

Listing Office	Engel & Volkers
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