

\$349,000 - 34 Eagle Pass, Boularderie

MLS® #202413211

\$349,000

3 Bedroom, 1.50 Bathroom, 1,134 sqft

Residential on 4.30 Acres

N/A, Boularderie, NS

Move-in-ready, one-level-living home on Boularderie Island is ready for new owners. Sitting on a private 4.4 ACRE property, this property has undergone many upgrades over recent years, creating the perfect home for a new owner. Hardwood floors are throughout the main areas of this two bedroom, 2 bathroom living space. The eat-in kitchen/dining room has received updated fixtures, countertops and back splash with a newly Installed heat pump, large enough to heat & cool the home. Entering the living room, you have large windows over-looking the expansive front yard and a wood stove for cozy winter months. French doors can be utilized to separate the living room from the office space/library/den/3rd bedroom or remain open to the main room. The primary bedroom features double closets, vanity and a half ensuite. A second bedroom + full bath complete the space. Enjoy the outdoors in comfort with a screened-in patio, ideal for unwinding outdoors while enjoying the view and remaining covered. Additionally, soak in the stunning views of the Bras d'Or Lakes and Kellys Mountain from the covered front deck. The back yard is fenced in for dog lovers while the front yard is an open space you could enjoy. Plant in the gardens and get started in your greenhouse, which will remain with the property. Conveniently located just 3 km off HWY 105, this property provides easy access to Baddeck, North Sydney, and Sydney, ensuring that you're never far from amenities,



dining, and recreational activities. With a backup generator installed which instantly operates upon a power interruption, you will be confident in knowing that your home will remain comfortable in any occasion. List of recent renovations available.

Built in 1990

Essential Information

MLS® #	202413211
Price	\$349,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,134
Acres	4.30
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	August 29th, 2024

Community Information

Address	34 Eagle Pass
Area	Cape Breton
District	209-Victoria County / Baddeck
Sub-District	N/A
City	Boularderie
County	Victoria
Province	NS
Postal Code	B1X 0B1

Amenities

Utilities	Electric, Propane, Electricity Connected, Phone Connected
Parking	No Garage, Gravel, Parking Spaces(s)

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Partial Landscaped, Level
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	N/A
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Listing Details

Listing Office	RE/MAX Park Place Inc.
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