

# \$99,000 - Lot 32 Militia Point Road, Militia Point

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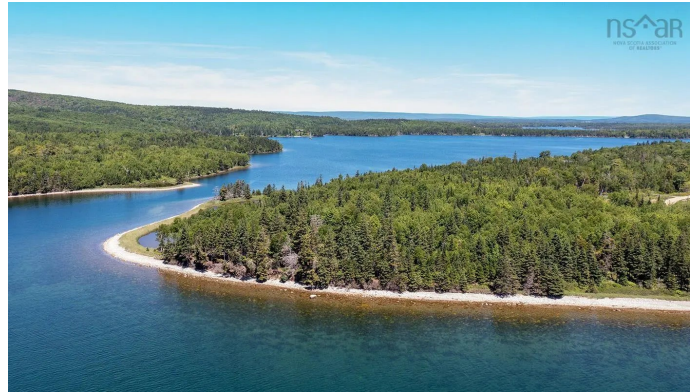
MLS® #202416127

**\$99,000**

Bedroom, Bathroom,  
Land on 2.32 Acres

N/A, Militia Point, NS

What a wonderful opportunity! Tucked into a private and very quiet subdivision on the banks of Cape Breton's famous saltwater Bras D'Or Lakes, this beautiful lot boasts more than two acres of lovely mixed forest and 250 feet of sheltered lakefront offering stunning water vistas as far as the eye can see. Build your dream home with confidence, as the gentle slope of the land towards the shore ensures protection from the elements but in no way compromises the views. This is the ultimate spot from which to launch your kayak or to construct a wharf, as the greatest beauty and privacy is found right here. An easy and charming walk through the trees leads to the shoreline, your very own private oasis. There are no restrictive covenants, so the possibilities are endless! A survey plan is on file and the property has already been migrated. Electricity is available along the road, and high-speed internet connection is possible. Just half-an-hour from the amenities of Whycocomagh and under 40 minutes from the southwestern hub of the island, Port Hawkesbury, the property is located in an area known for its water sports and outstanding fishing. At an offer price well below assessed value, this golden opportunity is not one to miss!



## Essential Information

MLS® #                      202416127

|           |                 |
|-----------|-----------------|
| Price     | \$99,000        |
| Acres     | 2.32            |
| Type      | Land            |
| Sub-Type  | Unimproved Land |
| Status    | Closed          |
| Date Sold | July 30th, 2024 |

### Community Information

|              |                                         |
|--------------|-----------------------------------------|
| Address      | Lot 32 Militia Point Road               |
| Area         | Highland Region                         |
| District     | 306-Inverness County / Inverness & Area |
| Sub-District | N/A                                     |
| City         | Militia Point                           |
| County       | Inverness                               |
| Province     | NS                                      |
| Postal Code  | B0E 2Y0                                 |

### Amenities

|               |                                                                             |
|---------------|-----------------------------------------------------------------------------|
| Utilities     | Electricity Connected, High Speed Internet, Phone Connected, To Be Verified |
| Parking       | None                                                                        |
| View          | Lake                                                                        |
| Is Waterfront | Yes                                                                         |
| Waterfront    | Lake, Lake Privileges                                                       |

### Exterior

|                 |                                                  |
|-----------------|--------------------------------------------------|
| Lot Description | Level, Sloping/Terraced, Wooded, 1 to 2.99 Acres |
|-----------------|--------------------------------------------------|

### Additional Information

|        |          |
|--------|----------|
| Zoning | Resource |
|--------|----------|

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | Engel & Volkers |
|----------------|-----------------|

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Listing information last updated on October 29th, 2025 at 4:47am ADT