

# \$35,000 - Lot 4 Melrose Hill Road, Brook Village

MLS® #202418544

**\$35,000**

Bedroom, Bathroom,  
Land on 2.50 Acres

N/A, Brook Village, NS

Check out this opportunity to own an acreage overlooking the beautiful area of Brook Village and Melrose Hill in gorgeous Inverness County. This treed property is prime for your seasonal or year-round adventure getaway. With ample opportunity to build, subdivide, or hold, this property is priced to move! With so much going on in the region, now is the time to snatch your 25+ acres. Only a 15-minute drive to World Renowned Cabot Cape Breton, minutes to the village of Mabou where Celtic Music lives, 10 minutes to Lake Ainslie, Nova Scotia's largest freshwater lake, and 15 minutes to the Trans Canada Highway, this property is the perfect mix of privacy meets pleasure.



## Essential Information

|           |                      |
|-----------|----------------------|
| MLS® #    | 202418544            |
| Price     | \$35,000             |
| Acres     | 2.50                 |
| Type      | Land                 |
| Sub-Type  | Unimproved Land      |
| Status    | Closed               |
| Date Sold | September 27th, 2024 |

## Community Information

|          |                                         |
|----------|-----------------------------------------|
| Address  | Lot 4 Melrose Hill Road                 |
| Area     | Highland Region                         |
| District | 306-Inverness County / Inverness & Area |

|              |               |
|--------------|---------------|
| Sub-District | N/A           |
| City         | Brook Village |
| County       | Inverness     |
| Province     | NS            |
| Postal Code  | B0E 3M0       |

### **Amenities**

|           |                                                         |
|-----------|---------------------------------------------------------|
| Utilities | Cable Connected, Electricity Connected, Phone Connected |
| Parking   | None                                                    |

### **Exterior**

|                 |                           |
|-----------------|---------------------------|
| Lot Description | Wooded, 10 to 49.99 Acres |
|-----------------|---------------------------|

### **Additional Information**

|        |       |
|--------|-------|
| Zoning | Rural |
|--------|-------|

### **Listing Details**

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

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 18th, 2025 at 4:47am ADT