

\$229,000 - 11662 Cabot Trail, Cap Le Moine

MLS® #202420901

\$229,000

3 Bedroom, 1.50 Bathroom, 965 sqft

Residential on 5.21 Acres

N/A, Cap Le Moine, NS

Escape to the serene beauty of Cape Breton with this iconic 3-bedroom, 1.5-bath Acadian cottage, now available in Cap Le Moine. This charming home offers breathtaking ocean views, including a coveted waterfront lot, all nestled on approximately 5.2 acres of pristine land. This cottage has been thoughtfully updated over the last few years while maintaining its historic charm. Enjoy modern amenities with newer wood shingles, energy efficient windows, durable fiberglass doors, a heat pump for year-round comfort, and a 200-amp breaker panel with updated wiring. A concrete septic tank has also been replaced. The kitchen and bathrooms have been tastefully renovated with newer appliances and fixtures, blending modern convenience with classic style. The original wood walls and floors have been lovingly restored and freshly painted to honor the cottage's rich history. Relax on the front covered porch and take in the stunning views of the Gulf of St. Lawrence and Margaree Island. The upper level of the property features a flat area offering even more spectacular vistas, making it the perfect spot to unwind and enjoy the natural surroundings. This unique property, with its blend of historic preservation and modern updates, offers a one-of-a-kind opportunity for a charming vacation retreat or a permanent residence. Don't miss your chance to own a piece of Cape Breton's coastal paradise.

Built in 1910



Essential Information

MLS® #	202420901
Price	\$229,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	965
Acres	5.21
Year Built	1910
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 4th, 2024

Community Information

Address	11662 Cabot Trail
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	Cap Le Moine
County	Inverness
Province	NS
Postal Code	B0E 1H0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Circular Driveway
View	Ocean
Is Waterfront	Yes
Waterfront	Across Road, Ocean Front, Ocean Access

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Washer, Refrigerator
Heating	Baseboard, Ductless
Cooling	Ductless
# of Stories	1
Stories	One and One Half

Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Wooded
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter, Stone

Additional Information

Zoning	RURAL
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Listing Details

Listing Office	Cape Breton Realty (Port Hawkesbury)
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