

\$349,000 - 35 Cox Lane, Groves Point

MLS® #202423340

\$349,000

3 Bedroom, 2.50 Bathroom, 1,980 sqft

Residential on 2.71 Acres

N/A, Groves Point, NS

Nestled at the end of a peaceful lane, 35 Cox Lane in Cape Breton offers a private sanctuary across more than 2 acres of serene natural beauty. This well-maintained property invites you to experience the perfect blend of rustic charm and modern convenience. As you approach the home, you will immediately feel the sense of tranquility surrounding the entire property, where lush greenery and open skies create the ambiance of a personal retreat. Step inside to discover a warm and welcoming interior. The home's design provides a seamless flow between rooms. The pride of ownership is evident throughout, with significant upgrades including a new roof installed in 2019, ensuring peace of mind for years to come. For those who appreciate extra space, the basement features a wood stove with an additional living area, perfect for entertaining, a home office, or creating the ultimate family room. The versatility of this space allows it to adapt to your lifestyle, whether you need room for guests, hobbies, or quiet solitude. Outdoors, the 16x12 barn adds both charm and functionality, ideal for storage, a workshop, or creative projects. The expansive acreage is a dream come true for outdoor enthusiasts, offering endless possibilities for gardening, recreation, or simply enjoying the beauty of nature in your own backyard. 35 Cox Lane delivers an unparalleled sense of peace and privacy. This is more than just a home, it is a retreat where the cares of the world melt away, and a new



chapter of your life begins.

Essential Information

MLS® #	202423340
Price	\$349,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,980
Acres	2.71
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	October 29th, 2024

Community Information

Address	35 Cox Lane
Area	Cape Breton
District	207-C.B. County
Sub-District	N/A
City	Groves Point
County	Cape Breton
Province	NS
Postal Code	B1Y 2X5

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Interior

Interior Features	High Speed Internet
Heating	Baseboard, Furnace, Stove
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Lot Description	1 to 2.99 Acres
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Roof	Asphalt
Foundation	Concrete Perimeter

Additional Information

Zoning	RU
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Listing Details

Listing Office	3% Realty Nova Scotia
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