

# \$1,499,000 - 4972 East Bay Highway, Ben Eoin

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MLS® #202425587

**\$1,499,000**

3 Bedroom, 3.00 Bathroom, 3,200 sqft

Residential on 6.60 Acres

N/A, Ben Eoin, NS

4972 East Bay Highway offers the ultimate waterfront lifestyle on nearly 7 acres along the beautiful Bras d'Or Lake in Ben Eoin, Cape Breton, Nova Scotia. This recently constructed, single-level home spans 3,150 square feet and is crafted with insulated concrete form (ICF) construction, offering both durability and energy efficiency. The property is nestled between premier recreational spots, including private pathway to Ben Eoin Marina, a minutes walk to Ski Ben Eoin and The Lakes Golf Club featuring spectacular dining as well. The home features 210 feet of private lakefront, providing direct access to clear waters and scenic views. Inside, the main living area opens to a cozy entryway and a spacious living room, centered around a Valor propane fireplace with an antique mantle. The well-appointed kitchen boasts quartz countertops, peninsula seating, a large built-in pantry, and a welcoming built-in dining area. With two sizable bedrooms, each with an ensuite, comfort and privacy are prioritized. A sun-drenched family room, wrapped in floor-to-ceiling windows, offers an ideal space to relax or entertain, complemented by antique brick and cedar accents. This room, versatile for activities like yoga or reading, opens to stunning lake views. For additional flexibility, a 1-bed/1-bath suite sits above the expansive three-car garage perfect as a guest apartment, in-law suite, or family room. Outdoors, enjoy a spacious covered porch complete with a cedar swing, or relax on the custom stone patio. With



350 feet of highway frontage, mature trees, multiple driveways, and proximity to local amenities, this property balances privacy and development potential. The panoramic views, modern comforts, and prime location make this home a rare find on the Bras d'Or Lake!

Built in 2020

**Essential Information**

MLS® #	202425587
Price	\$1,499,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,200
Acres	6.60
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Date Sold	December 5th, 2024

**Community Information**

Address	4972 East Bay Highway
Area	Cape Breton
District	207-C.B. County
Sub-District	N/A
City	Ben Eoin
County	Cape Breton
Province	NS
Postal Code	B1J 1N9

**Amenities**

Utilities	Electric, Propane, Electricity Connected
Parking Spaces	5
Parking	Attached, Triple, Wired, Double, Gravel
# of Garages	3

View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

## Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Heat Pump, In Floor
Fireplace	Yes
Fireplaces	Propane
# of Stories	1
Stories	One
Basement	None

## Exterior

Lot Description	3 to 9.99 Acres, Partial Landscaped, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Slab

## Additional Information

Zoning	RUC
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## Listing Details

Listing Office	Viewpoint Realty Services Inc. (Sydney)
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