

\$319,000 - 8004 East Bay Highway, Big Pond Centre

MLS® #202509743

\$319,000

2 Bedroom, 1.00 Bathroom, 720 sqft

Residential on 5.00 Acres

N/A, Big Pond Centre, NS

Nestled on over five acres along the scenic East Bay Highway, this picturesque waterfront property offers over 200 feet of shoreline . Whether you're looking for a year-round residence or seasonal getaway, 8004 East Bay Highway delivers comfort, privacy, and natural beauty in equal measure. Set back from the road and surrounded by trees, the 12-year-old bungalow makes the most of its 700+ square feet with a smart, open-concept layout. The heart of the home features a bright living, dining, and kitchen area with patio doors that open to the expansive backyardâ€”perfect for soaking up the scenery or stepping out for a morning coffee. With two bedrooms and a full 4-piece bathroom, the front half of the home is compact but functional, ideal for a couple, small family, or visitors. What sets this property apart is its potential. Attached to the home is a spacious two-storey garage with a large loft space above, already framed and ready for development. Whether you envision a guest suite, home office, or studio, this space adds valuable flexibility for future growth. The sunsets here are nothing short of spectacular, with vibrant colors reflecting off the calm waters of the Bras d'Or. With over five acres to explore, there's ample room for gardens, trails, or simply enjoying the outdoors in peace. The shoreline offers direct access to the water, ideal for launching a kayak or canoe, fishing, or watching the wildlife that frequents the area. Despite its quiet setting, the property is only a short drive



from East Bay amenities and less than 30 minutes to Sydney, giving you easy access to services, shops, and community events. Whether you're drawn by the waterfront, the land, or the potential to expand, 8004 East Bay Highway is a unique opportunity to own a slice of Cape Bretonâ€™s most beautiful landscapes.

Built in 2011

Essential Information

MLS® #	202509743
Price	\$319,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	720
Acres	5.00
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 16th, 2025

Community Information

Address	8004 East Bay Highway
Area	Cape Breton
District	207-C.B. County
Sub-District	N/A
City	Big Pond Centre
County	Cape Breton
Province	NS
Postal Code	B1J 1Z4

Amenities

Utilities	Electric, Cable Connected, Electricity Connected
Parking Spaces	2
Parking	Detached, Double, Multiple Driveways

# of Garages	2
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Heating	Baseboard
# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	3 to 9.99 Acres
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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