

\$239,000 - 3098 Point Michaud Rd, Gracieville

MLS® #202514840

\$239,000

3 Bedroom, 1.00 Bathroom, 1,012 sqft

Residential on 11.30 Acres

N/A, Gracieville, NS

Waterfront Property Just Minutes from Popular Point Michaud Beach Several recent updates have been completed, including an electrical inspection, a new well pump, and the installation of new PEX pipes and shutoff valves throughout the house. Set on over 7 acres, with an additional 3.7-acre wooded parcel across the road, this charming property offers its very own sandy beach and is just minutes from Point Michaud Beach – a beloved destination for surfers, swimmers, and nature lovers alike. A winding, serpentine driveway bordered by fragrant rose hedges – a cross of Centifolia from southern France and the hardy, honey-and-spice-scented Rugosa – leads you to a charming, character-filled older home nestled in a private and peaceful setting. Perfect for those who enjoy a project, this home offers significant renovation potential and the opportunity to bring your unique vision to life. The previous owner began renovations but, with a heavy heart, had to let go of the dream. Beneath the wallpaper, solid wood walls have been revealed – ideal for anyone who appreciates natural materials and a rustic, barn-style aesthetic. The structure is sound, offering a solid foundation for further restoration. Whether you're dreaming of a cozy family home, a charming Airbnb, or a small hobby farm, this versatile property offers endless possibilities. With large cleared areas and expansive open grassland, there's room to grow – in every sense. Just 15 minutes away



lies the scenic harbour village of St. Peter’s, where you'll find everything you need: schools, groceries, building supplies, great restaurants, and welcoming coffee shops. St. Peter’s is also home to the renowned St. Peter’s Canal, linking the Bras d'Or Lake to the Atlantic Ocean. The village boasts an excellent marina and is a well-known destination for both national and international sailors, offering a unique opportunity to sail both inland waters and the open sea.

Built in 1915

Essential Information

MLS® #	202514840
Price	\$239,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,012
Acres	11.30
Year Built	1915
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 15th, 2025

Community Information

Address	3098 Point Michaud Rd
Area	Highland Region
District	305-Richmond County / St. Peters & Area
Sub-District	N/A
City	Gracieville
County	Richmond
Province	NS
Postal Code	B0E 1W0

Amenities

Utilities	Electricity Connected
Parking	No Garage, Dirt, Gravel
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean Front

Interior

Interior Features	High Speed Internet
Appliances	Range, Electric Range, Dryer, Dryer - Electric, Washer, Refrigerator
Heating	Forced Air, Furnace
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Crawl Space, Full, Unfinished

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Hardwood Bush, Partial Landscaped, Softwood Bush
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	East Richmond Education Centre
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Additional Information

Days on Market	90
Zoning	R

Listing Details

Listing Office	Cape Breton Realty
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