

\$399,000 - 64 Birch Pond Lane, West Bay Marshes

MLS® #202516355

\$399,000

2 Bedroom, 1.00 Bathroom, 858 sqft

Residential on 5.38 Acres

N/A, West Bay Marshes, NS

Turn-Key White Cedar Log Cabin on the Bras d'Or Lake - 553 Feet of Pristine Shoreline Discover a rare waterfront gem tucked along the shores of the world-renowned Bras d'Or Lake in West Bay, Cape Breton, Nova Scotia. This turn-key white cedar log cabin offers the perfect blend of rustic charm and modern comfort in one of the most scenic, peaceful settings on the island. Step inside to a cozy, wood interior with large windows that flood the space with natural light and provide stunning panoramic views of the lake. Set on a beautifully landscaped lot with an incredible 553 feet of private shoreline on the Bras d'Or and 176' on Birch Pond, this property is truly a sanctuary. Swim, paddle, sail, or just unwind with the breeze off the lake. The boathouse/workshop is equipped with electricity, tools, and a winch to assist with pulling a boat up. The lovingly maintained grounds feature mature trees, birch stands, fruit trees, and berry bushes. Every inch of this property invites relaxation and connection with nature. Despite the peaceful seclusion, you're only 25 minutes from Port Hawkesbury, where you'll find all the essentials: schools, banks, restaurants, grocery stores, a modern gym, hockey arena, and seasonal outdoor concerts and festivals. To top it all off, this property comes fully furnished and equipped, including: A 14' Princecraft boat with a 15HP Mercury outboard Furniture and kitchenware Garden tools, outdoor furniture, ladders, lawnmower and chainsaw Just bring your bags



â€” everything else is ready. With its rare shoreline, turn-key setup, development potential, and prime location, this Bras dâ€™Or Lake retreat is a once-in-a-lifetime opportunity â€” perfect as a private getaway, family cottage, or premium vacation rental. According to local authorities the size of the property will accommodate an additional dwelling â€” offering exceptional potential for future development The property has its own well with good water and a gravity-fed septic field.

Built in 1993

Essential Information

MLS® #	202516355
Price	\$399,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	858
Acres	5.38
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 15th, 2025

Community Information

Address	64 Birch Pond Lane
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	West Bay Marshes
County	Inverness
Province	NS
Postal Code	B0E 2Y0

Amenities

Utilities	Electric, Electricity Connected
Parking Spaces	1
Parking	Detached, Single, Dirt, Gravel
# of Garages	1
Is Waterfront	Yes
Waterfront	Lake, Access: Boat, Lake Privileges, Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dryer, Dryer - Electric, Washer, Microwave, Refrigerator, Other
Heating	Baseboard
# of Stories	1
Stories	One and One Half
Basement	None

Exterior

Exterior Features	Barbecue
Lot Description	3 to 9.99 Acres, Partially Cleared, Hardwood Bush, Partial Landscaped, Softwood Bush, Wooded
Roof	Asphalt
Construction	Log
Foundation	Pillar/Post/Pier

Additional Information

Days on Market	75
Zoning	r

Listing Details

Listing Office	Cape Breton Realty
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Listing information last updated on October 15th, 2025 at 12:32pm ADT