


133 Cranberry Point Road, St Patrick's Channel, Nova Scotia B0E 1P0



 201704379

File# Land Regis

\$124,900.00 CAD

This 3 BEDROOM, 1 LEVEL Bungalow on 6.3 ACRES privately located on Cranberry Point Rd, comes with EXCLUSIVE USE of a WATERFRONT LOT with 50' of SHORELINE a 5 minute walk away. Windows abound & all rooms (including bath/laundry) are spacious and bright. OPEN DESIGN kitchen, dining and living rooms for family sharing. 30' long DECK + GARDEN SHED. Originally build in 1992 this cottage-style bungalow on concrete piers was added onto and upgraded in 2011 including roof shingles; electrical and plumbing upgrades; insulation; new siding, windows, commercial flooring, doors ++. Cranberry Point is a private road maintained by residents. 15 minutes to Baddeck. 5 min to CABOT TRAIL Room to develop trails & gardens on the level, wooded property. Endless recreational opportunities nearby plus BEAUTIFUL BRAS D'OR LAKE SHORELINE WITH AMAZING CAPE BRETON ISLAND VIEWS. - Swim, Boat, Birdwatch, Fish....

Listing Agent

Minerva Macinnis P: 902-295-7266 C: 902-295-7266 E: mmacinnis@remaxcapebreton.com



Directions

Cranberry Point Rd is on waterside of Trans-Canada 105 just past Nyanza on Whycomagh end. # 133 is close to waterfront on your left bottom of hill.



www.minervamacinnis.com
mmacinnis@remaxcapebreton.com

Minerva MacInnis
43887 Cabot Trail

RE/MAX Park Place Inc. Sydney Office
602 George Street
Sydney, Nova Scotia B1P 1K9
P: (902) 295-7266

Interested parties are encouraged to seek independent verification of facts presented herein.

Property Highlights

Age ±: 24
Lot Size: 6.3 Acres + H20front Lot
Dimensions: House 48 x 24 Deck 36 x 8
Assessment: \$111,500 (2017)
Style: Bungalow, Cottage/Camp, 1 Level
Bedrooms: 3
Bathrooms: 1
Flooring: Linoleum
Heating: Baseboard / Electric
Water: Drilled Well / Septi
Parking: Gravel, Single

Rooms

Bath 1: 13 x 9.5 (Main Floor)
Bedroom: 13.5 x 11.5 (Main Floor)
Bedroom: 11 x 9.7 (Main Floor)
Dining Room: See Above (Main Floor)
Kitchen: 31 x 9+ (Main Floor)
Living Room: See Above (Main Floor)
Master Bedroom: 14 x 11.5 (Main Floor)
OTHER: DECK 36 x 8 (Main Floor)
Storage: Baby Barn (Main Floor)