


## 185 Olive Street, New Waterford, Nova Scotia

RENTAL



 201823293

*File# Not Land R*

**\$399,500.00 CAD**

As a private residence or a corporate retreat this picturesque setting has few rivals on the East Coast, giving you the opportunity to move home and continue to make a living! Situated on a hill in the coastal town of New Waterford, NS. This 4 years old, 4.5 star B&B offers breathtaking views of the Atlantic Ocean plus a panoramic view of this picturesque town. Only minutes to the Sydney Airport, Sydney Downtown, Cape Breton University and Nova Scotia Community College. A large inviting foyer to greet guests upon arrival is highlighted by master crafted stairway that leads to the upper level, with a large, comfortable furnished and equipped guest lounge. Three very tastefully appointed ocean view bedrooms flooded with natural light, each with their own ensuite completes the upper level. The space was designed for maximum flexibility. The main floor has a private living space for owner if desired, closing off the kitchen and dining room to guests when not in use. The lower level contains a fully furnished and equipped two bedroom apartment, with separate entrance and driveway. The B&B operation is truly turnkey. There are some personal items and furnishings in owner's bedroom, living room and kitchen that will be excluded. This energy efficient home offers multiple heat sources such as heat pumps and a wood burning stove. A newly built 2 car garage. This residence has great potential for a variety of uses as well as a year round B&B which would give you the opportunity to double the current income of \$50,000 +/- . This truly is a "Must See" property.

### Listing Agents

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**Directions**  
highway 28 to Olive



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**Minerva MacInnis**  
43887 Cabot Trail

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Sydney, Nova Scotia B1P 1K9  
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Interested parties are encouraged to seek independent verification of facts presented herein.

## Property Highlights

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**Age ±:** 5  
**Lot Size:** 50\*100  
**Dimensions:** 32\*34  
**Style:** 2 Storey  
**Bedrooms:** 6  
**Bathrooms:** 6  
**Flooring:** Hardwood  
**Heating:** Baseboard, Heat Pump -Ductless / Electric, Wood  
**Water:** Municipal / Municipa  
**Parking:** Double, Gravel, Single  
**Garage:** Detached, Double

## Rooms

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Bath 3: 4 PC (2nd Level)  
Bath 4: 3 PC (2nd Level)  
Bath 5: 4 PC (2nd Level)  
Bedroom: 14 X 9 (2nd Level)  
Bedroom: 11.6 X 10.7 (2nd Level)  
Bedroom: 16.4 X 11 (2nd Level)  
Family Room: 14 X 18 (2nd Level)  
Bath 6: 4 PC (Basement)  
Bedroom: 12.5 X 9.1 (Basement)  
Bedroom: 11.8 X 15 (Basement)  
Kitchen: 17.9 X 8.9 (Basement)  
Living Room: 10.4 X 17.2 (Basement)  
Bath 1: 2 PC (Main Floor)  
Bath 2: 4 PC (Main Floor)  
Den/Office: 9.8 X 14.6 (Main Floor)  
Dining Room: 13.4 X 8.5 (Main Floor)  
Kitchen: 13 X 8.9 (Main Floor)  
Laundry: 6 X 6 (Main Floor)  
Living Room: 14 X 13 (Main Floor)  
Master Bedroom: 14 X 9.9 (Main Floor)

