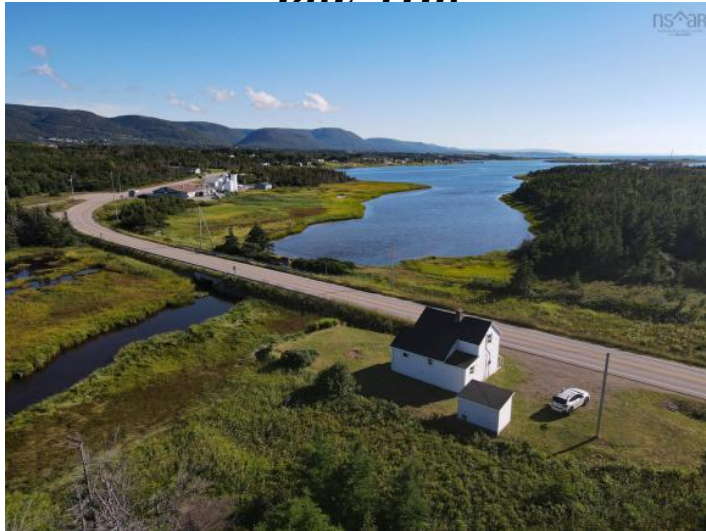


14858 Cabot Trail, Point Cross, Nova Scotia

DOE 1110



MLS® 202317769

File# 14858 CABO

\$44,900.00 CAD

Nestled on the outskirts of Cheticamp, this charming small house offers a UNIQUE OPPORTUNITY for those with an eye for transformation. Situated within close proximity to all major amenities, the location balances convenience with the serene beauty of nature. This little house is an absolute score for someone looking to do renovations and flip a property for investment or residential purposes. A lot of the difficult work has already been done. The house has been almost entirely gutted. Most of the old plumbing and electrical has been removed, as well as all the drywall, flooring, ceiling, etc. All interior walls were taken down so you can REIMAGINE THE SPACE to your own liking. The upper level has been turned into an open concept loft that could become a beautiful spacious bedroom. There is a well and septic tank on site, but unsure of their condition. See the POTENTIAL! The backyard of this home opens up to a marshland, inviting the sights and sounds of blue herons and a variety of wildlife. Ideal for the ambitious renovator, the house just needs the right person to finish the project! Seller is a licensed real estate agent.

Listing Agent

Jenessa Macinnis P: 902-295-7766 E: jenessamacinnis@outlook.com



Directions

~~When heading north on Cabot Trail (towards Cheticamp),~~ the house is on the right side of the road just past the Seafood Stop.



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Minerva MacInnis
43887 Cabot Trail

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

Property Highlights

Dimensions: 25 X 21

Assessment: \$349,800 (2023)

Style: 1.5 Storey

Bedrooms: 1

Bathrooms: 1

Flooring: None

Heating: None / None

Water: Well / Holding Tank,

Parking: Gravel

Garage: None

Rooms

Bedroom: 25x14 (2nd Level)

Bath 1: 8x7 (Main Floor)

Eat In Kitchen: 13x8 (Main Floor)

Kitchen: 21x12 (Main Floor)

Living Room: 15x13 (Main Floor)

Porch: 8x5 (Main Floor)