

218 Mersey Road, Inlet Baddeck, Nova Scotia

REF 180



MLS® 202301164

File# 218 MERSEY

\$249,000.00 CAD

WATERFRONT on BRAS d'OR LAKE. Only 10 minutes outside the Village of BADDECK this 2.99 ACRE property boasts PRIVACY and the LIFESTYLE you've been dreaming of. Only a short distance to all amenities (school, hospital, grocery etc ..), you can enjoy peaceful waterfront living while being accessible to town. This property may be your year round home, your summer getaway or where you choose to build your dream home on the Bras d'Or Lake. Entering the property, the driveway leads straight to the 147ft of waterfront, passing by a stately pine which hosts nesting eagles. The property has been thoughtfully cleared which has allowed a large space around the current home, beautiful views and infrastructure which could accommodate a second dwelling (septic designed for possibility of two dwellings). Sitting in the sunroom, you may watch the fledglings learn to fly or fish jump at sunset. Entering the main doors, you enter in to the open living area heated by electric baseboards and wood stove. Hallway leads past the full 4pc bath with laundry and towards the two bedrooms, both with closet space. Primary bedroom enjoy more views of the water which you can wake up to in the morning without needing to get out of bed. Sellers believe there is enough water for a dug well at the back of the property but have opted for a rainwater fed (2000 gallon) cistern. Power, cistern, septic is new within approx 2 years. Garage recently purchased and wired. Original age of mini home is unknown and has undergone many recent upgrades!

Listing Agent

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



Directions

Following HWY 105, turn on to Beverly's Hill Road at Adventures East Campground. Continue on until you turn right on to Mersey Road. Follow straight on Mersey road until you seen REMAX Sign on your right at civic 218.



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

Dimensions: 44 x 11

Style: Mini

Bedrooms: 2

Bathrooms: 1

Flooring: Vinyl

Heating: Baseboard, Stove / Electric, Wood

Water: Cistern, Other / Sept

Parking: Gravel

Garage: Detached, Wired

Rooms

Bath 1: 7 x 7 (4pc) (Main Floor)

Bedroom: 7'10"x7'10" (Main Floor)

Kitchen: 20'8"x11'4" Open Living (Main Floor)

OTHER: hallway - 15'8"x3'1" (Main Floor)

Primary Bedroom: 11'4"x8'5" (Main Floor)

Sun Room: 19'4"x9'11" (Main Floor)