

# 45832 Cabot Trail, Indian Brook, Nova Scotia

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File# 45832 CABO

**\$529,000.00 CAD**

STATELY and HISTORIC home on 90+ ACRES, along the CABOT TRAIL. 'The Manse', built for the Presbyterian Church, stands tall and proud. Lovingly cared for and well built, this home is steeped in history. Most recently a private residence, The Manse has been a successful Bed & Breakfast, a residence for area seniors & home to many Presbyterian ministers. With six (potential for 8) bedrooms + 3 full bath, The Manse could once again be a unique Bed & Breakfast, rental property or private home. The main floor features a gourmet kitchen, relaxing sunroom and the primary bedroom with a handicap accessible ensuite. On the second floor you will find five bedrooms, one bath and a bright lounging area to take in VIEWS of the OCEAN and Kelly's Mountain. Stairs continue to a third level which could be developed in to additional bedrooms, office or library. The 90+ acres is an adventurers dream, ready to be explored & discovered. Blaze a trail through the forest to access Indian Brook and more. See all of the opportunity for development of this acreage. Fruit trees surround the home for fall harvest & a nearby pond could be stocked with fish, if you so desired. Ideally situated on the Cabot Trail, at the midway point between Baddeck & Ingonish, this rural setting is home to a lively and welcoming year-round community along with many visitors throughout the summer. Don't miss this opportunity! Call today for additional information on this property, see the 360 tour and arrange a viewing of this stunning property.

## Listing Agent

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

  
Park Place Inc.



## Directions

Following Cabot Trail, watch for REMAX signage at Civic 45832 in Indian Brook.

  
Park Place Inc.

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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:** 32x26+19x17+10x9+14x10

**Style:** 2.5 Storey, Other

**Bedrooms:** 6

**Bathrooms:** 3

**Flooring:** Carpet, Hardwood

**Heating:** Furnace, Hot

Water, Stove, Radiator / Oil, Propane

**Water:** Drilled Well / Septic

**Parking:** Parking Spaces(s), Paved

**Garage:** Detached, Wired

## Rooms

Bath 2: 12'x7'3"+7'3"x2'8" (3PC) (2nd Level)

Bedroom: 12'x10' + CL (2nd Level)

Bedroom: 12'x10' + DBL CL (2nd Level)

Bedroom: 13' x 10' + CL (2nd Level)

Bedroom: 13'9"x12' + CL (2nd Level)

Bedroom: 12' x 9' (2nd Level)

Storage: 9'11x11'8" (3rd Level)

Storage: 16'x11'8" (3rd Level)

Bath 1: 11'9"x3'9" ( 3PC) (Main Floor)

Dining Room: 13' x 12' (Main Floor)

Ensuite Bath 1: 9'3"x7'8" (3PC) (Main Floor)

Foyer: 8'2"x4'5" (Main Floor)

Kitchen: 15'4"x14'10" (Main Floor)

Living Room: 16' x 12' (Main Floor)

OTHER: HALLWAY 26'x4' (Main Floor)

Primary Bedroom: 13'9"x12' (Main Floor)

Sun Room: 13'4"x8'11" (Main Floor)