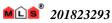
185 Olive Street, New Waterford, Nova Scotia D1II FT/





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

Jesslyn Chisholm P: 902-371-2130 C: 403-708-5900 E: jesslynchisholm@remax.net

Valarie Sampson P: 902-371-3040 C: 902-371-3040 E: vjsampson@remaxcapebreton.com



Directions
highway 28 to Olive



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 ±: 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

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)