


8543 CABOT TRAIL Road, Margaree Valley, Nova Scotia B0E 1A0



 201913718

File# Pending La

\$550,000.00 CAD

LARGE ACREAGE in MARGAREE. This 400+ acre (POL) property is ready for new owners to continue as a FARM or develop the land as they wish. Included is a large parcel of WATERFRONT on the famous MARGAREE RIVER. 50+- Acres of land has been cleared on the upper portion of the land, much of which is surrounded by working electric fence. Waterfront parcels (3) are cleared and used as either grazing or hay field. BARN plus GARAGE with solid home, only 34 years old. Home is heated by oil furnace, wood stove (2014) and heat pump (2018). THIS MUCH LAND IS HARD TO COME BY! Partially cleared and ready for easy startup. 6 PID's included. One PID, detached from others, is waterfront and best used as hay field. This is your chance to own farm land on the Cabot Trail! Contact listing agent for additional information.

Listing Agent

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





Directions

Following Cabot Trail, through Margaree,
look for Civic 8543



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43887 Cabot Trail

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

Property Highlights

Age ±: 35
Lot Size: 435 ACRES PER NS POL (TBC)
Dimensions: 36x24 (TBC)
Style: Bungalow
Bedrooms: 3
Bathrooms: 1
Flooring: Carpet, Laminate
Heating: Furnace, Heat Pump
-Ductless, Stove / Electric, Oil, Wood
Water: Well / Septic
Parking: Gravel
Garage: Detached, Wired

Rooms

OTHER: 10'10"x9'2" (office) (Basement)
Rec Room: 10'11" x 16' (Basement)
Storage: 11'5"x36' (Basement)
Utility: 12'x6' (Basement)
Bath 1: 9'7"x4'11" + shower (3pc) (Main Floor)
Bedroom: 10'x9'7" + 2x4 closet (Main Floor)
Bedroom: 10'7'7" + closet (Main Floor)
Dining Room: 13'11"x13'6" (Main Floor)
Kitchen: 7'1"x6'7" (Main Floor)
Living Room: 17'11"x10'4" (Main Floor)
Master Bedroom: 10'5"x13'2" + 2x4 closet (Main Floor)