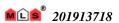
8543 CABOT TRAIL Road, Margaree Valley,





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





DirectionsFollowing Cabot Trail, through Margaree, look for Civic 8543



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 ±: 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)