

\$949,900 - 2639 Cabot Trail, Middle River

MLS® #202425434

\$949,900

4 Bedroom, 2.00 Bathroom, 2,748 sqft

Single Family on 54.21 Acres

Middle River, Middle River, Nova Scotia

Welcome to this charming 4-bedroom, 2-bath hobby farm, a true gem nestled on 54 acres in beautiful Cape Breton. Offering a peaceful country lifestyle with modern conveniences, this property provides the perfect escape while keeping you close to essential amenities. Over the years, the home and grounds have been meticulously upgraded, including a new roof and gutters in 2011, a refurbished storage barn in 2012 with a new 4 ft concrete frost wall in 2020, electric fencing around the meadow in 2013. The home features a new workshop (2014), a basement under the saltbox portion (2015), and a modernized kitchen with new appliances (2017). The addition of a front deck (2019), a refurbished mudroom (2023), and recent landscaping around the house have enhanced both comfort and aesthetics. The current owners have rented out the refurbished barn for weddings, concerts, and other events. With a fair amount of local demand, this barn presents a fantastic business opportunity for anyone looking to host events in a scenic, rural setting. One of the standout features is the apartment unit in the barn, offering privacy for visiting family or guests wanting to experience Cape Bretons natural beauty. This is an excellent asset for extended stays or potential rental income. The farm also boasts a horse paddock, a newly built greenhouse (2021), and recently harvested woodlots, creating a thriving environment ready for its next owners.

(id:6289)



Built in 1874

Essential Information

Listing #	202425434
Price	\$949,900
Bedrooms	4
Bathrooms	2.00
Square Footage	2,748
Acres	54.21
Year Built	1874
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2639 Cabot Trail
Subdivision	Middle River
City	Middle River
Province	Nova Scotia
Postal Code	B0E1B0

Amenities

Amenities	Golf Course, Place of Worship
Features	Treed, Level
Parking	Detached Garage, Garage, Gravel
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Appliances	Stove, Dishwasher, Dryer, Washer, Microwave Range Hood Combo, Refrigerator
Cooling	Heat Pump
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Wood shingles
Exterior Features	Partially landscaped
Foundation	Poured Concrete

Listing Details

Listing Office Royal LePage Atlantic (Dartmouth)



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