

# \$249,000 - 12723 Cabot Trail, Grand Etang

MLS® #202505815

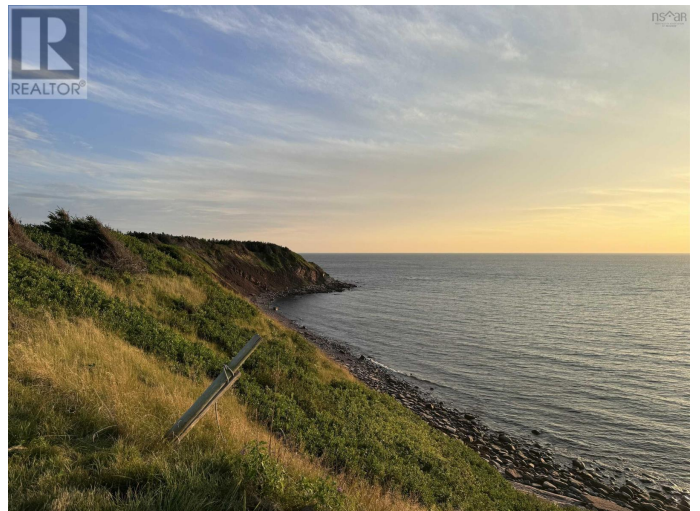
**\$249,000**

4 Bedroom, 2.00 Bathroom, 1,190 sqft

Single Family on 4.50 Acres

Grand Etang, Grand Etang, Nova Scotia

Welcome to picturesque Grand Etang captivating 4.5-ACRE WATERFRONT retreat offering breathtaking ocean views and the soothing salt breeze. This unique property features a charming four-bedroom, two-bathroom home nestled behind mature trees, proudly positioned at the center of a circular driveway. Whether you're seeking a year-round residence or a seasonal getaway, this solidly constructed home, enhanced with numerous upgrades, provides a perfect blend of comfort and potential. Step inside to discover the warmth of original hardwood floors on the main level and beautiful softwood floors on the upper level. The living and dining areas are bathed in natural light from large picture windows, creating a welcoming space. The eat-in kitchen boasts newly installed countertops, ample storage, and generous floor space ideal for entertaining. Adjacent to the kitchen, you'll find a renovated half bath and a main floor bedroom, complemented by a convenient back entrance with a mudroom, laundry facilities, and a washbasin sink. Upstairs, a solid central staircase leads to three spacious bedrooms and a modern three-piece bath. The home benefits from vinyl windows throughout, a NEW FURNACE, NEW drilled well, a NEW roof, and updated bathrooms and kitchen. The basement features a stone foundation with a vapour barrier and gravel flooring, providing a tidy space for utilities. With a pathway leading directly from the Cabot Trail to your PRIVATE



WATERFRONT, this property offers an idyllic setting for future development. Imagine building a new home by the ocean while enjoying the income potential of the existing house, which is perfectly positioned to become a successful rental due to its prime location. Dont miss this rare opportunity to own a slice of coastal paradise. (id:6289)

Built in 1943

**Essential Information**

Listing #	202505815
Price	\$249,000
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Square Footage	1,190
Acres	4.50
Year Built	1943
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	12723 Cabot Trail
Subdivision	Grand Ã%otang
City	Grand Ã%otang
Province	Nova Scotia
Postal Code	B0E1H0

**Amenities**

Amenities	Golf Course, Park, Playground, Shopping, Place of Worship, Beach
Features	Treed, Level
Parking	Gravel, None, Parking Space(s)
View	Ocean view
Is Waterfront	Yes
Waterfront	Waterfront on ocean

**Interior**

Appliances	Stove, Dryer, Washer, Refrigerator
# of Stories	2

## Exterior

Exterior	Vinyl
Foundation	Stone

## Listing Details

Listing Office	RE/MAX Park Place Inc.
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