

# \$450,000 - 45832 Cabot Trail, Indian Brook

MLS® #202509783

**\$450,000**

6 Bedroom, 3.00 Bathroom, 2,501 sqft  
Single Family on 93.00 Acres

Indian Brook, Indian Brook, Nova Scotia

Historic Charm Meets Modern Comfort on 93 Acres. Standing tall with timeless character, this beautifully kept former Manse offers a rare blend of heritage, comfort, and natural beauty. Sitting on over 93 acres of private land along the world-famous Cabot Trail, this six bedroom home is the perfect retreat, family residence, or potential Bed & Breakfast. Step inside and be welcomed by tall ceilings, bright sunlit spaces, and a tasteful fusion of historic appeal and modern upgrades. The main floor features a stunning renovated kitchen with storage, hardwood floors, and seamless flow into the dining and living area. A charming sunroom, 3-piece bath, and main floor primary bedrooms with ensuite add both functionality and luxury to the main floor living area. Upstairs, you'll find five spacious bedrooms, a full bath and access to a private upper deck that overlooks the yard. The third level attic is full of potential, waiting to be transformed. With vinyl siding and windows, blown-in insulation, and recent upgrades including a roof, 100 amp breaker panel, new oil tank, and re-plastered walls on the upper level & some upgrades to radiators. This home is as solid as a rock. The drilled well provides abundant fresh water for a full household and more. Outside, explore fruit trees, rolling landscapes, and your own private slice of nature including Indian Brook and a hidden waterfall. A deeded walking path to a nearby beach completes this truly special package. Whether you're looking for a peaceful homestead, a hospitality venture, or



simply a property that offers space, history, and opportunity, 45832 Cabot Trail delivers. The welcoming community provides nearby convenience, cafes, artisans & more! (id:6289)

Built in 1894

**Essential Information**

Listing #	202509783
Price	\$450,000
Bedrooms	6
Bathrooms	3.00
Square Footage	2,501
Acres	93.00
Year Built	1894
Type	Single Family
Sub-Type	Freehold
Style	Other

**Community Information**

Address	45832 Cabot Trail
Subdivision	Indian Brook
City	Indian Brook
Province	Nova Scotia
Postal Code	B0C1H0

**Amenities**

Amenities	Golf Course, Shopping, Place of Worship, Beach
Features	Treed, Sloping, Sump Pump
Parking	Detached Garage, Garage, Parking Space(s), Paved Yard
# of Garages	2
View	Ocean view, View of water
Is Waterfront	Yes
Waterfront	Waterfront, Road Between

**Interior**

Appliances	Stove, Dryer, Washer, Freezer, Refrigerator, Gas stove(s)
# of Stories	3

**Exterior**

Exterior	Vinyl
Exterior Features	Partially landscaped
Foundation	Stone

## Listing Details

Listing Office RE/MAX Park Place Inc.



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