

\$399,900 - 2420 Marble Mountain Road, West Bay

MLS® #202517885

\$399,900

2 Bedroom, 1.00 Bathroom, 1,453 sqft

Single Family on 45.69 Acres

West Bay, West Bay, Nova Scotia

45 ACRES, OVER 800' of SHORELINE on BRAS D'OR LAKE. Tucked away along the stunning shores of Bras d'Or Lake, this 45-acre property is a rare gem blending privacy, potential, and panoramic water views. With 847 feet of gently sloping, easily accessible shoreline, you can enjoy the pristine waters for kayaking, swimming, boating or simply soaking in the scenery. The 2-storey farmhouse (1,453 sq ft) is already in mid-renovation, offering a warm and functional space to live while you design and build your dream lakefront home. Set back near the road and surrounded by mature forest, the existing house provides the perfect home base for hobby farming, rental potential, or seasonal use. Also on site: A south-facing greenhouse and raised garden beds ready for year-round growing. A large wood-sided barn/outbuilding ideal for workshop, studio, or storage use. Driveable access from Marble Mountain Road. Ample trails through untouched Acadian woodland. This is an ideal property for nature lovers, homesteaders, developers, or anyone seeking a private slice of Cape Breton's most coveted inland sea. Highlights: 45 acres of forest and field, 847 ft of shoreline on protected Bras d'Or Lake. Partially renovated 2-bedroom farmhouse. Structures in place for gardening, hobby farming, or expansion. Potential to subdivide or build closer to the water. Year-round road access with nearby community services, 20 minutes from Port Hawkesbury (id:6289).



Essential Information

Listing #	202517885
Price	\$399,900
Bedrooms	2
Bathrooms	1.00
Half Baths	1
Square Footage	1,453
Acres	45.69
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2420 Marble Mountain Road
Subdivision	West Bay
City	West Bay
Province	Nova Scotia
Postal Code	B0E3K0

Amenities

Features	Treed, Sloping
Parking	Gravel
View	Lake view
Is Waterfront	Yes
Waterfront	Waterfront on lake

Interior

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

Exterior

Exterior	Vinyl
Foundation	Poured Concrete

Listing Details

Listing Office	Cape Breton Realty
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Listing information last updated on October 13th, 2025 at 4:17pm MDT