

\$422,000 - 222 Benacadie West Road, Benacadie Pond

MLS® #202523938

\$422,000

1 Bedroom, 1.00 Bathroom, 1,024 sqft

Single Family on 50.00 Acres

Benacadie Pond, Benacadie Pond, Nova Scotia

Tucked away just outside the village of Iona, this extraordinary 63-acre property on the Bras d'Or Lakes offers over 2,000 feet of pristine waterfront including a protected grassy beach with a boat launch and dramatic clay cliffs with panoramic lake views. With two standalone homes, a handcrafted log cabin, established gardens, and a private trail network, it feels like your own national park perfect as a family retreat, year-round home, or vacation rental opportunity. The main residence (24 x 24) was fully reimaged since 2021 essentially rebuilt with a new foundation, siding, roof, electrical, insulation, interior finishes, and a sunny new addition. The second cottage (16 x 22) is currently off-grid, powered by solar panels and four 12V batteries, with a propane stove and hot water heater. A nearby power pole offers easy access for future hookup. At the top of the property, a handcrafted 12 x 12 log cabin with a metal roof sits privately among the trees unfinished inside but full of charm and potential as a studio, retreat, or future guest cabin. The land is what truly sets this property apart. 63 acres of forest, gardens, and hiking trails wind through elevated lookouts and quiet woodland. A productive vegetable garden, fruit trees, and perennials reflect years of care. High-speed fibre-optic internet is available, though cell signal can be inconsistent. Negotiable with the right offer is a package of well-maintained equipment to help manage the property: a John Deere



ride-on mower, Honda generator and a Honda 4x4 side-by-side. Located just 45 minutes from Sydney (with airport and full services) and minutes from Iona, this is a rare Cape Breton offering with incredible natural beauty, privacy, and potential for expansion whether as a rental business, family compound, or peaceful lakeside lifestyle. (id:6289)

Essential Information

Listing #	202523938
Price	\$422,000
Bedrooms	1
Bathrooms	1.00
Square Footage	1,024
Acres	50.00
Type	Single Family
Sub-Type	Freehold
Style	Cottage, Camp

Community Information

Address	222 Benacadie West Road
Subdivision	Benacadie Pond
City	Benacadie Pond
Province	Nova Scotia
Postal Code	B1T1H1

Amenities

View	Lake view, View of water
Is Waterfront	Yes
Waterfront	Waterfront on lake

Interior

# of Stories	1
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Exterior

Exterior	Vinyl
Foundation	Poured Concrete

Listing Details

Listing Office

Engel & Volkers



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