

# \$229,000 - 2788 Grand Mira South Road, Grand Mira South

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MLS® #202525657

**\$229,000**

3 Bedroom, 1.00 Bathroom, 1,008 sqft  
Single Family on 2.75 Acres

Grand Mira South, Grand Mira South, Nova Scotia

Nestled on the picturesque Mira River, this charming 3-bedroom cottage awaits a new chapter. Built on a solid poured concrete foundation, the home sits on a generous parcel of more than 2.75 acres, offering both privacy and opportunity. A gentle stroll brings you to the waters edge, where launching a boat is easy, building a dock is feasible, and fishing from the shoreline is a daily delight. The property features over 245 feet of shoreline, inviting endless riverfront enjoyment and serene island views that illuminate each sunset. Inside, the cottage exudes potential, with a large living room that invites gatherings and daily comfort, complemented by a spacious deck where you can soak in the river scenery and the natural beauty that surrounds you. The surrounding hardwood trees lend character and shade. The land itself is a standout feature: a substantial parcel that not only provides ample space for outdoor activities and future improvements but is also large enough to consider building a second home if desired. With more than 245 feet of shoreline, there is abundant opportunity to enhance your waterfront lifestyle, whether you envision a private retreat, a shared family space, or a rental opportunity. This property is ideal for someone who loves river life, nature, and room to grow. It needs some love and care, offering a solid foundation and a canvas



ready for your personal touch. Imagine the possibilities: a refreshed interior that complements the expansive river views, a more expansive deck for entertaining, and a shoreline that remains a tranquil escape. If youre seeking a riverfront getaway with space to expand and customize, this Mira River cottage is ready for your signature. (id:6289)

Built in 1976

**Essential Information**

|                |                   |
|----------------|-------------------|
| Listing #      | 202525657         |
| Price          | \$229,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.00              |
| Square Footage | 1,008             |
| Acres          | 2.75              |
| Year Built     | 1976              |
| Type           | Single Family     |
| Sub-Type       | Freehold          |
| Style          | 3 Level, Bungalow |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 2788 Grand Mira South Road |
| Subdivision | Grand Mira South           |
| City        | Grand Mira South           |
| Province    | Nova Scotia                |
| Postal Code | B1K1K5                     |

**Amenities**

|               |   |
|---------------|---|
| Amenities     | Park, Playground, Place of Worship, Beach |
| Features      | Treed, Sloping                            |
| Parking       | Gravel                                    |
| View          | River view                                |
| Is Waterfront | Yes                                       |
| Waterfront    | Waterfront on river                       |

**Interior**

|              |   |
|--------------|---|
| Appliances   | Range - Electric, Microwave, Refrigerator |
| # of Stories | 1   |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior          | Vinyl                |
| Exterior Features | Partially landscaped |
| Foundation        | Poured Concrete      |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Cape Breton Realty |
|----------------|--------------------|



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