

# \$539,000 - 10353 Marble Mountain Road, Orangedale

MLS® #202502672

**\$539,000**

4 Bedroom, 2.00 Bathroom, 1,628 sqft  
Agriculture on 98.00 Acres

Orangedale, Orangedale, Nova Scotia

A traditional Cape Breton Farm ! This exceptional property offers a unique opportunity for those seeking a mix of natural beauty, farmland, and potential development. Spanning over 98 acres, this working farm provides approximately 2,891 feet of waterfrontage on the tranquil Bras d'Or Lake, making it an attractive location for both residential and agricultural pursuits. A well-maintained four-bedroom, two-bathroom older farmhouse offers comfort and character with spacious living areas, including a large eat-in kitchen and cozy living room. Positioned atop a scenic crest, it boasts fantastic views over Seal Cove, making it an ideal setting for relaxation or entertaining guests. The property is equipped with ample outbuildings to support farm operations: A three-car detached garage/machinery building. A large barn suitable for livestock or storage. An older mobile mini home currently used as a workshop (can be restored and repurposed). The property features a mix of hay fields and a mixed forest with some mature pine trees, offering both agricultural potential and aesthetic appeal. The back lot includes a brook and several walking trails, providing a peaceful and scenic environment to explore the natural surroundings. Currently a working farm, the property could be repurposed for cattle, sheep, or general agricultural use. Its fertile grounds and varied landscape make it an ideal location for farming or a solar farm project, given the property's geographic



advantages. Located just 5 minutes from Orangedale, the property offers easy access to local amenities while maintaining a secluded, peaceful setting in the countryside. This property is perfect for someone seeking a farm with a view, a space for outdoor activities, or even an environmentally sustainable project like a solar farm. Whether you're looking for a tranquil home, a working farm, or a mix of both, this Cape Breton gem offers plenty of possibilities. (id:6289)

Essential Information

Listing #	202502672
Price	\$539,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,628
Acres	98.00
Type	Agriculture
Sub-Type	Freehold

Community Information

Address	10353 Marble Mountain Road
Subdivision	Orangedale
City	Orangedale
Province	Nova Scotia
Postal Code	B0E2K0

Amenities

Utilities	Electricity, DSL*
Features	Treed, Sump Pump
Parking	Gravel
Is Waterfront	Yes
Waterfront	Waterfront on lake

Interior

Appliances	Central Vacuum, Range - Electric, Dryer - Electric, Washer, Freezer - Chest, Microwave, Refrigerator, Water purifier, Water softener
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# of Stories                      2

## Exterior

Exterior                      Vinyl

## Listing Details

Listing Office                      Engel & Volkers



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