

# \$249,000 - Marble Mountain Road, Marble Mountain

MLS® #202510950

**\$249,000**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 85.45 Acres

Marble Mountain, Marble Mountain, Nova Scotia

Stunning Acreage with Panoramic Views and Waterfront Access on Bras d'Or Lake This is a rare and exceptional opportunity to own a large, versatile parcel of land in one of Nova Scotia's most breathtaking locations. Situated along Marble Mountain Rd, this offering includes four separate PIDs comprising approximately 80 acres of land, featuring panoramic views over the world-famous Bras d'Or Lake, as well as direct lake access and a coveted waterfront lot. Two of the parcels are located on the high side of Marble Mountain Road and offer stunning elevated vistas across the lake, making them ideal for development or a private retreat. The land is beautifully forested with mature hardwoods, and one of the lots already has a driveway in place, providing easy access. Across the road, the property includes a 2.39-acre waterfront lot on Bras d'Or Lake. This lakefront parcel presents a unique opportunity for direct access to one of Nova Scotia's most pristine bodies of water. Additionally, a 0.75-acre lot offering access to the lake is included, adding even more flexibility for future development or recreational use. Power is available along Marble Mountain Road as well as high-speed internet (Fibre). The location is unmatched, only five minutes from the beautiful Marble Mountain Beach and public wharf, perfect for swimming, boating, and relaxation. The Bras d'Or lake is known by anglers for the incredible fishing and a paradise for boaters and sailors.



Essential amenities can be found less than 30 minutes away in Whycomomagh, which offers stores, gas stations, and a provincial park. The town of Port Hawkesbury, with its variety of shops, restaurants, fitness center, and public indoor pool, is approx. a 40 minute drive. For golf enthusiasts, the popular Dundee Golf Resort is only about 30 minutes away. With its natural beauty, panoramic views, and versatile layout, this property is ideal for developers, investors, or anyone looking to create a lakeside escape. (id:6289)

### Essential Information

|           |             |
|-----------|-------------|
| Listing # | 202510950   |
| Price     | \$249,000   |
| Bathrooms | 0.00        |
| Acres     | 85.45       |
| Type      | Vacant Land |
| Sub-Type  | Freehold    |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | Marble Mountain Road |
| Subdivision | Marble Mountain      |
| City        | Marble Mountain      |
| Province    | Nova Scotia          |
| Postal Code | B0E2Y0               |

### Amenities

|               |                    |
|---------------|--------------------|
| Is Waterfront | Yes                |
| Waterfront    | Waterfront on lake |

### Listing Details

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



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Listing information last updated on October 21st, 2025 at 11:46am PDT