

\$650,000 - 2438 Hillside Boularderie, Southside Boularderie

MLS® #202515422

\$650,000

4 Bedroom, 1.00 Bathroom, 1,380 sqft
Single Family on 206.00 Acres

Southside Boularderie, Southside Boularderie,
Nova Scotia

A Rare Cape Breton Gem 209 Acres of Agricultural Land with Waterfront Views on the Bras d'Or Lake. Your dream property where farmhouse charm meets acreage & boundless potential. This beautifully built and cared-for home sits proudly on 209 acres of versatile land, complete with a waterfront lot on the Bras d'Or Lake. With multiple cleared fields, an access road into the forested acreage, and a sweeping view of the lake, this property offers endless opportunities for farming, recreation, development, or simply your own private property. Follow the level driveway past open land ready for your agricultural pursuits to the heart of the property where the home and outbuildings await. A strong, well built barn overlooks the fields, accompanied by a greenhouse, single garage, studio building, and additional storage buildings, offering functionality and possibilities. The home itself is a quality build with hardwood and softwood floors throughout. Enter through a practical entry, complete with a handwashing sink, and into a welcoming dining area featuring a cozy pellet stove and a bay window with built-in cushion seating. Just off this space, you'll find a bright office or reading nook. The main living area is expansive and full of natural light, with two open and adjoining rooms that flow seamlessly together. From here, step out onto the covered concrete patio, to relax and take



in peaceful views of the fields and Bras d'Or Lake. Upstairs, discover four bedrooms and a full bathroom, all branching from a spacious landing. The primary bedroom offers a particularly stunning view. A pull-down staircase leads to the attic, ideal for dry storage. The full concrete basement houses a laundry area, workshop, utility room, and a cool cellar. This home has been lovingly maintained, thoughtfully updated, and built to last. Roof 2025. Whether youre seeking a homestead, a hobby farm, or an inspiring waterfront, this special property offers it all!
(id:6289)

Built in 1935

Essential Information

Listing #	202515422
Price	\$650,000
Bedrooms	4
Bathrooms	1.00
Square Footage	1,380
Acres	206.00
Year Built	1935
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2438 Hillside Boularderie
Subdivision	Southside Boularderie
City	Southside Boularderie
Province	Nova Scotia
Postal Code	B1Y2S5

Amenities

Amenities	Park, Shopping, Place of Worship, Beach
Features	Treed
Parking	Detached Garage, Garage, Gravel
# of Garages	2

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

Interior

Appliances	Stove, Dishwasher, Dryer, Washer, Freezer, Microwave, Refrigerator
Cooling	Heat Pump
# of Stories	2

Exterior

Exterior	Wood shingles
Exterior Features	Landscaped, Partially landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX Park Place Inc.
----------------	------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on November 4th, 2025 at 9:31am PST