

\$99,000 - Marble Mountain Road, Crowdis Bridge

MLS® #202518365

\$99,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 3.60 Acres

Crowdis Bridge, Crowdis Bridge, Nova Scotia

A 3.6 - acre registered building lot with 185 feet of sandy saltwater frontage on the River Denys Basin, Bras d'or Lakes, Cape Breton. This beautiful lot offers partially cleared, level land with saltwater frontage on the Bras d'or just above the scenic River Denys Estuary, at Crowdis Bridge. The peaceful, brackish inlet is known for excellent fishing, kayaking, and quiet enjoyment of nature. An over 40-foot deeded right-of-way at the shoreline provides shared access with four neighbouring properties to sandy beach frontage, perfect for swimming, launching your boat, or relaxing by the water. The lot has power available at the road and had septic approval (now expired as of 2024), making it well suited for development as a seasonal cottage, off-grid retreat, or permanent home. Access includes a partial road, an internal road built around 1980 (not deeded), and an overgrown boat launch road with a turn around that needs culvert replacement. With no zoning restrictions, this lot offers flexible use. A cistern or rainwater harvesting would be the best option for water supply. Conveniently located just minutes from Orangedale's NSLC and gas station, 15 minutes to groceries and pharmacy in Whycocomagh, and 30 minutes to full services in Port Hawkesbury. World-class golf at Cabot Links in Inverness is just 45 minutes away, and the Halifax airport is approximately a three-hour drive. This is a rare opportunity to enjoy Cape Bretons saltwater coast on your own terms. (id:6289)



Essential Information

Listing #	202518365
Price	\$99,000
Bathrooms	0.00
Acres	3.60
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	Marble Mountain Road
Subdivision	Crowdis Bridge
City	Crowdis Bridge
Province	Nova Scotia
Postal Code	B0E2Y0

Amenities

Features	Level lot, Conservation/green belt
Parking	Gravel
Is Waterfront	Yes
Waterfront	Waterfront on lake

Listing Details

Listing Office	Keller Williams Select Realty(Sydney,Townsend St.)
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