

Inverness County / Inverness & Area

5349 Marble Mountain Road

\$1,250,000



Dawn Dauphinee, FRI

Domus Listing Agent

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Description

"Eileanan Breagha" (Gaelic for "beautiful islands") is Nova Scotia's most Northern estate winery with 192 acres situated on Marble Mountain, spanning from a mountaintop lake to the shore of Lake Bras D'or. The southeast exposure and salt water lake provide climate moderation creating a longer growing season from spring into late autumn. Additionally, the marble and limestone in the soil provides unique terroir fueling the approximately 15,000 vines with 15 varieties of

grapes. Once the grapes are harvested, wine is produced on site in the 36X36 Red Barn, which also serves as a storage and sales facility. Eileanan Breagha produces 5 wines and is sold in the NSLC. A second barn (40X26'7) houses the farm equipment, tractors and has a workshop with storage. Under construction is the tasting room (18.5x36), positioned on the mountain to soak in the magnificent panoramic views of the Bras D'or islands and ready to unlock the future of the vineyard. Immediate plans include an interactive experience of the winery, with opportunity to purchase products and enjoy picnics & tours of the property. Long term growth could see expansion of overgrown old pastures, cottages/yurts, trails, and docks, to name a few ideas. The main house has been updated over time and is currently used as a residence. As the winery expands it could be converted to a gift shop, office, short term rental or caretaker's residence. See listing for dimensions. Cape Breton Island is a major tourist destination with limited accommodations. The Island is host to world class golf courses, stunning beaches and the The Cabot Trail, considered one of the most scenic routes in the world. All wine making & vineyard equipment can be included in the sale. Full list available for qualified buyers upon request. The vineyard is 20 min from Dundee resort and 30 min from the Port Hawkesbury airport. Address: 5349 Marble Mountain Road. Price available upon request - please call the listing agent for details.

Specifications

MLS [®] Number	202225613
Class	Residential
Type	Single Family
Bedrooms	5
Bathrooms (full/half)	1/0
Main Living Area	1,675 sq. ft.
Total Living Area	1,675 sq. ft.
Age	152 years old
Garage	Barn/Garage. Wired.

Flooring	Hardwood,Laminate
Heating	Furnace
Fuel Type	Oil
Water Source	Drilled Well
Sewage Disposal	Septic

Room Sizes

Main Floor

OTHER	7.3 x 8.7 Vestibule
Kitchen	13.11 x 16.7
OTHER	5.10 x 9.1 Pantry
Dining Room	10.6 x 9.5
Den/Office	16 x 10.4
Living Room	13.2 x 10.8
Bedroom	10.7 x 12.11
Laundry	10.2 x 6.1

2nd Level

Primary Bedroom	10.11 x 11.6
Bedroom	10.9 x 8
Bedroom	10.2 x 9.11
Bedroom	10 x 10.2
Bath 1	4 Piece
Utility	16.6 x 5.1 - Jog

Location



Photos



