

\$295,000 - 956 Fourchu Road, Gabarus Lake

MLS® #202302063

\$295,000

3 Bedroom, 2.00 Bathroom, 1,686 sqft

Residential on 41.18 Acres

N/A, Gabarus Lake, NS

Sitting on 41+ ACRES of land with 100 feet of WATERFRONT on GABARUS LAKE, this split entry home boasts almost 1700 sqft of living space over four levels. Built in 1991, the living room has large windows overlooking Gabarus Lake and enjoys a cozy wood fireplace. Off of the living room is a large kitchen with room for an eat-in dining table. The second level takes you to the main bathroom and three bedrooms. Two bedrooms enjoy views to the lake while the primary bedroom, with large closet, has an ensuite bath and jet tub! HUGE REC ROOM on the lower level with over 400sqft of open area and a walkout to the backyard! Amazing for entertaining or as a family room. The basement area has four separate rooms for utility, storage and more. Find laundry here and a room for the additional wood stove. Surrounding the home you sit on 41+- acres of land plus a 7800 sqft waterfront lot across Fourchu Road. Wide at the roadside, you have ample privacy from neighbours with land that is mostly wooded. Opportunity for you to develop, explore or use for your winter wood supply. Roof was recently re-finished. Flooring in bedrooms was re-done and home freshly painted. This home awaits its new owners to call it their own! Only 40 minutes outside of Sydney, see yourself living life on the lake. A short distance from local hiking trails, beaches and MORE TO EXPLORE!!



Essential Information

MLS® #	202302063
Price	\$295,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,686
Acres	41.18
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 1st, 2023

Community Information

Address	956 Fourchu Road
Area	Cape Breton
District	207-C.B. County
Sub-District	N/A
City	Gabarus Lake
County	Cape Breton
Province	NS
Postal Code	B1K 2C9

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Paved, Single, Other
View	Other
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	None
Heating	Baseboard, Fireplace(s), Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove, Wood Burning
# of Stories	4
Stories	Split Entry, 4 Level

Has Basement	Yes
Basement	Crawl Space, Finished, Partially Finished

Exterior

Lot Description	10 to 49.99 Acres, Level, Sloping/Terraced
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	TBC
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Listing Details

Listing Office	RE/MAX Park Place Inc.
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