

\$499,000 - 36 Seaview Drive, Gabarus Village

MLS® #202312953

\$499,000

3 Bedroom, 2.50 Bathroom, 2,450 sqft

Residential on 0.52 Acres

N/A, Gabarus Village, NS

Welcome to 36 Seaview Drive, a captivating waterfront property located in the charming Village of Gabarus. This remarkable real estate offering presents an original house with a rich history spanning 114 years, which was thoughtfully lifted and placed on a new foundation 15 years ago. Meticulously renovated, the interior of this home exudes a perfect blend of timeless charm and modern comfort. As you step inside, you'll be greeted by a fully renovated space where every detail has been carefully considered. The kitchen boasts brand new stainless steel appliances, creating a sleek and stylish culinary haven. Adjacent to the kitchen, a formal dining room awaits, providing an elegant space for hosting memorable gatherings. The large living room, situated at the front of the house, offers breathtaking views of the water. French doors lead to a versatile bedroom/office, providing the flexibility to cater to your specific needs. Moving upstairs, you'll discover a spacious primary bedroom with vaulted ceilings, an ensuite bath, and a balcony that overlooks the magnificent ocean. Another well-appointed bedroom, a den, and a main bath complete the upper level, providing ample space for relaxation and privacy. The basement of this exceptional property features a generously-sized recreational room and a workshop, both offering functionality and versatility. With a convenient walkout leading to the backyard, you can seamlessly transition from indoor to outdoor living. Previous owners



spared no expense in ensuring this home's infrastructure was in top-notch condition. Major renovations have been undertaken, including improvements to the exterior and interior, as well as updates to the heating system, electrical wiring, plumbing, drilled well, and septic system. Embrace the opportunity to own a piece of history while enjoying the luxuries of modern living. BOOK YOUR SHOWING TODAY!

Built in 1909

Essential Information

MLS® #	202312953
Price	\$499,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,450
Acres	0.52
Year Built	1909
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 4th, 2023

Community Information

Address	36 Seaview Drive
Area	Cape Breton
District	210-Marion Bridge
Sub-District	N/A
City	Gabarus Village
County	Cape Breton
Province	NS
Postal Code	B1K 3T4

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel
Is Waterfront	Yes
Waterfront	Ocean Front

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Range, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Furnace, Hot Water
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Partially Finished

Exterior

Exterior Features	Balcony
Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	RUC
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Listing Details

Listing Office	Viewpoint Realty Services Inc. (Sydney)
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