

\$249,000 - 8087 Gabarus Hwy, Gabarus Lake

MLS® #202318550

\$249,000

3 Bedroom, 1.00 Bathroom, 1,120 sqft

Residential on 10.20 Acres

N/A, Gabarus Lake, NS

Welcome to 8087 Gabarus Hwy! This charming property offers a picturesque and private retreat for nature lovers and those seeking tranquility. Situated on 10 acres of land, 730 ft of waterfront, this home boasts 3 bedrooms and 1 bathroom, making it a cozy and comfortable space to call home. Included is a 16'4" x 12'6" Shed and a 16' x 12' Baby Barn. One of the highlights of this property is its stunning location on 154 acre, freshwater Lever Lake. The lake provides a refreshing oasis for swimming, fishing, or simply enjoying the serene views. A sandbar separates the lake from the ocean, adding a unique touch to this idyllic setting. The property features large decks, providing ample space for outdoor relaxation and entertaining. Imagine spending your evenings enjoying the sunset over the water or hosting gatherings with family and friends in this enchanting setting. For nature enthusiasts, there are well-maintained trails throughout the property, allowing you to explore and immerse yourself in the surrounding natural beauty. Whether you enjoy hiking, birdwatching, or simply taking leisurely walks, these trails offer endless opportunities to connect with nature. Overall, 8087 Gabarus Hwy offers a rare combination of a comfortable home, breathtaking waterfront views, and abundant natural surroundings. If you're looking for a peaceful and secluded property with easy access to both the lake and the ocean, this could be the perfect place for you to call home. Did I mention it comes fully



furnished! It's all equipped. Don't miss the opportunity to experience the beauty and tranquility of this private oasis.

Essential Information

MLS® #	202318550
Price	\$249,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,120
Acres	10.20
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 20th, 2023

Community Information

Address	8087 Gabarus Hwy
Area	Cape Breton
District	207-C.B. County
Sub-District	N/A
City	Gabarus Lake
County	Cape Breton
Province	NS
Postal Code	B1K 2B1

Amenities

Utilities	Electric, Other
Parking	No Garage, Gravel
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges, Ocean Access

Interior

Appliances	Range, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove

# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	10 to 49.99 Acres, Partial Landscaped, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Pillar/Post/Pier, None

Additional Information

Zoning	Rural
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Listing Details

Listing Office	Cape Breton Realty
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