

\$539,000 - 8773 327 Highway, Gabarus

MLS® #202404700

\$539,000

4 Bedroom, 1.50 Bathroom, 1,993 sqft

Residential on 1.47 Acres

N/A, Gabarus, NS

Experience the coastal allure of this impeccably maintained 4-bedroom, 2-bathroom haven in Gabarus, a quaint fishing village nestled along the ocean. From every window, indulge in captivating views of the sea, creating a picturesque backdrop for this harmonious blend of historic charm and modern comforts. Positioned on over 200 feet of oceanfront, this property boasts two parcels, each with a grandfathered right allowing for the addition of a wharf—a delightful prospect for maritime enthusiasts. The charming residence, enhanced by recent upgrades including a new roof, wiring, insulation, drywall and paint, etc. exudes a better-than-new appeal. The main floor features a delightful oak kitchen, a spacious living room with an electric fireplace, and a charming parlour with a traditional wood fireplace, while the second floor hosts a spacious master bedroom, two additional bedrooms, and a versatile fourth bedroom doubling as an office. Revel in the coastal ambiance from the wrap-around deck, where panoramic ocean views and a meticulously landscaped garden create an idyllic outdoor retreat. A full 2 car garage, complete with power, and a wood stove not only accommodates vehicles but also offers ample space for a workshop. Notably, the property provides lovely shelter for a boat, underscoring its appeal to boating enthusiasts. Although the wharfs are no longer present, the grandfathered right ensures the possibility of reinstating them, adding an extra layer of



versatility to this dream property. Immerse yourself in the coastal lifestyle in this enchanting home, where the gentle lull of ocean waves, stunning views, and the warmth of a character-filled residence converge seamlessly. Don't miss the chance to make this property your own and embrace the unique charm of oceanfront living in Gabarus. Approx 35-40 minutes to Sydney.

Essential Information

MLS® #	202404700
Price	\$539,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,993
Acres	1.47
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 1st, 2024

Community Information

Address	8773 327 Highway
Area	Cape Breton
District	207-C.B. County
Sub-District	N/A
City	Gabarus
County	Cape Breton
Province	NS
Postal Code	B1K 3S2

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Detached, Double, Heated Garage, Wired, Paved

# of Garages	2
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Ocean Access

Interior

Interior Features	Central Vacuum, See Remarks, High Speed Internet
Appliances	Water Heater, Central Vacuum, Oven, Electric Range, Dishwasher, Dryer, Washer, Freezer - Stand Up, Microwave, Refrigerator, Water Purifier, Other
Heating	Fireplace(s), Forced Air, Furnace, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove, Fireplace(s), Wood Burning
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Partial, Unfinished

Exterior

Lot Description	1 to 2.99 Acres, Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	Rural
--------	-------

Listing Details

Listing Office	Cape Breton Realty
----------------	--------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 23rd, 2025 at 8:47am ADT