

\$99,000 - 09-2 Rouse Island Road, Gabarus

MLS® #202421124

\$99,000

Bedroom, Bathroom,
Land on 2.80 Acres

N/A, Gabarus, NS

Pristine, rugged, exceptional, are words that well describe this costal area of Gabarus with this lot being a part of all that. The 2.8 acres with approximately 252.84 of shore frontage is part of an original family grant on this unique peninsula extending into Gabarus Bay. The Gabarus Wilderness Area includes a significant stretch of the Atlantic Coastline which is associated with many excellent and typical coastal features. Boulders, cobble & barrier beaches, lagoons and dune complexes are all here to explore. Enjoy the beaches and private coves. All this only a 30 minute drive to Sydney. Groceries and fuel are available in nearby Marion Bridge. Cape Breton's best kept secret is waiting for your visit. (Power poles near by.) THIS PROPERTY SALE IS OPEN TO CITIZENS OUTSIDE OF CANADA AS WELL AS ALL CANADIANS.



Essential Information

MLS® #	202421124
Price	\$99,000
Acres	2.80
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	September 23rd, 2025

Community Information

Address	09-2 Rouse Island Road
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Area	Cape Breton
District	210-Marion Bridge
Sub-District	N/A
City	Gabarus
County	Cape Breton
Province	NS
Postal Code	B1K 3T5

Amenities

Utilities	None
Parking	None
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Access: Bay, Access: Deeded, Ocean Access

Exterior

Lot Description	Hardwood Bush, Not Landscaped, Softwood Bush, Wooded, 1 to 2.99 Acres
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Additional Information

Days on Market	388
Zoning	Rural

Listing Details

Listing Office	Keller Williams Select Realty(Sydney,Townsend St.)
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Listing information last updated on October 23rd, 2025 at 8:47am ADT