

# \$299,000 - 1980 Gabarus Highway, Dutch Brook, Dutch Brook

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MLS® #202514098

**\$299,000**

3 Bedroom, 2.00 Bathroom, 1,152 sqft  
Residential on 2.60 Acres

N/A, Dutch Brook, NS

Set on a meticulously maintained 2.6-acre lot, 1980 Gabarus Highway offers comfortable living just five minutes from Sydney River. This three-bedroom, two-bathroom mobile home sits on a fully cleared and beautifully landscaped lawn that feels like it was lifted from the pages of a home and garden magazine. The home is accessed through a spacious mudroom that opens into a bright, open-concept kitchen. Floor-to-ceiling windows flood the space with natural light, and an island with bar seating provides the perfect divider between the kitchen and dining area. Whether you're hosting or enjoying a quiet night in, this layout offers both functionality and style. To the right, a cozy living room leads to the large primary bedroom, complete with an ensuite bath featuring a soaker jacuzzi tub. On the opposite end of the home are two evenly sized bedrooms and a full four-piece bathroom, ideal for family or guests. At the rear of the home, a second mudroom houses the laundry area and provides access to the back deck. Step outside to enjoy the expansive backyard, where a patio area sits beside a well-maintained above-ground pool – perfect for enjoying Cape Breton summers. A storage shed offers additional utility, and the large gravel driveway ensures plenty of parking space. This property reflects clear pride of ownership throughout, both inside and out. With its impressive landscaping,



well-planned layout, and convenient location, this is a great opportunity for anyone looking to enjoy peaceful living close to town.

Built in 2010

**Essential Information**

MLS® #	202514098
Price	\$299,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,152
Acres	2.60
Year Built	2010
Type	Residential
Sub-Type	Mobile Home
Status	Closed
Date Sold	July 18th, 2025

**Community Information**

Address	1980 Gabarus Highway, Dutch Brook
Area	Cape Breton
District	207-C.B. County
Sub-District	N/A
City	Dutch Brook
County	Cape Breton
Province	NS
Postal Code	B1L 1E9

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Gravel
Has Pool	Yes
Pool	Above Ground

**Interior**

Interior Features	High Speed Internet
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Appliances	Cooktop, Oven, Dishwasher, Refrigerator
Heating	Baseboard, Ductless
# of Stories	1
Stories	One
Basement	None

### **Exterior**

Lot Description	1 to 2.99 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Other

### **Additional Information**

Zoning	RUC
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### **Listing Details**

Listing Office	Viewpoint Realty Services Inc. (Sydney)
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