

\$399,900 - 2799 Gabarus Highway, Caribou Marsh

MLS® #202520314

\$399,900

3 Bedroom, 3.00 Bathroom, 2,700 sqft

Residential on 3.64 Acres

N/A, Caribou Marsh, NS

2799 Gabarus Highway is a well-cared-for country home offering space, privacy, and modern updates on a 3.5-acre lot in Caribou Marsh, just a 10-minute drive to Sydney River and the Cape Breton Regional Hospital. Set back from the road, the property features a large cleared field leading to the home, framed by surrounding forest for added privacy. An older paved driveway brings you to a newer paved parking pad that connects the house and double detached garage, providing ample parking and easy access year-round. The home's exterior is equally functional and inviting, with a deck along the side and rear entrance offering a great seating area complete with a pergola for shade. At the front, a covered porch welcomes you into the foyer, where you'll find a convenient half bathroom. Inside, hardwood floors guide you through the bright living room into the dining area, which flows back toward the open kitchen. This space includes a dining nook, built-in office desk, and custom cabinetry, along with patio doors leading to the back deck. Off the side entrance is the laundry room, ideally positioned for everyday use. Upstairs, two evenly sized bedrooms share a four-piece bathroom, while the primary bedroom is located at the rear of the home and features its own ensuite for added comfort. The lower level is bright and versatile, offering a den or office area alongside a spacious rec room—perfect for gatherings or hobbies. A two-piece bathroom adds



convenience, and a walkout entrance provides direct access to the backyard. Additional features include a single attached garage with a wood chute to the furnace room, a wood-fired hot water heating system, ductless heat pumps, and an ETS heater in the basement for efficient heating options. The property's double detached garage offers excellent storage, workshop potential, or space for multiple vehicles.

Built in 1996

Essential Information

MLS® #	202520314
Price	\$399,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,700
Acres	3.64
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 29th, 2025

Community Information

Address	2799 Gabarus Highway
Area	Cape Breton
District	210-Marion Bridge
Sub-District	N/A
City	Caribou Marsh
County	Cape Breton
Province	NS
Postal Code	B1L 1G1

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Gravel, Paved
# of Garages	2

Interior

Interior Features	High Speed Internet
Appliances	Electric Cooktop, Electric Oven, Dishwasher, Dryer, Refrigerator
Heating	Electric, Ductless, Hot Water
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	3 to 9.99 Acres, Landscaped, Wooded
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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