

\$599,000 - 115 Sunrise Drive, Westmount

MLS® #202324998

\$599,000

4 Bedroom, 2.00 Bathroom, 2,400 sqft

Residential on 0.30 Acres

N/A, Westmount, NS

Welcome to 115 Sunrise Drive, a masterpiece of contemporary living with a captivating Split Level Design that proudly overlooks the iconic Sydney Harbour. This modern abode boasts a distinctive five-level layout, exemplifying sophistication and luxury at every turn. Upon entering, the custom cabinetry adorned with granite countertops and integrated appliances sets the tone for the refined aesthetic that permeates the entire residence. The main level showcases an Open Concept design, seamlessly merging living spaces and allowing natural light to flood the interior through oversized windows. The panoramic water views from these windows, coupled with the Southern Exposure, create an ambiance of tranquility and connection to the stunning surroundings. The choice of materials is nothing short of opulent, featuring hardwood, porcelain, and marble tile floors that contribute to the home's upscale appeal. The master bedroom is a sanctuary in itself, complete with a spacious walk-in closet capable of accommodating even the most extensive wardrobes. This Energy Efficient haven is equipped with an Air to air Heat Pump, ensuring optimal heating and cooling throughout all seasons. The R-2000 Construction underscores the commitment to sustainability and modern living practices. Meticulously maintained, the residence is in excellent overall condition, ready to welcome its new owners into a lifestyle of comfort and sophistication. This property is truly one of a



kind, and its unique charm beckons exploration. A standout feature of 115 Sunrise Drive is the private waterfront lot directly across the street, providing an exclusive opportunity for mooring your boat, launching canoe/kayak. Imagine the convenience and joy of having your vessel just steps away, ready for leisurely journeys on the tranquil waters. This residence is a must-see for those seeking a harmonious blend of contemporary design, breathtaking views, and a prime location overlooking the Sydney Harbour.

Built in 1996

Essential Information

MLS® #	202324998
Price	\$599,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,400
Acres	0.30
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Date Sold	January 2nd, 2024

Community Information

Address	115 Sunrise Drive
Area	Cape Breton
District	207-C.B. County
Sub-District	N/A
City	Westmount
County	Cape Breton
Province	NS
Postal Code	B1R 1N8

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Carport, Paved
Is Waterfront	Yes
Waterfront	Harbour

Interior

Interior Features	Central Vacuum, High Speed Internet
Appliances	Electric Cooktop, Electric Oven, Dishwasher, Dryer, Washer, Microwave, Refrigerator, Wine Cooler
Heating	Heat Pump
Has Basement	Yes
Basement	Finished

Exterior

Exterior Features	Balcony
Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Aluminum 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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