

\$625,000 - 39 Katrina Drive, Coxheath

MLS® #202403133

\$625,000

3 Bedroom, 2.00 Bathroom, 1,784 sqft

Residential on 2.52 Acres

N/A, Coxheath, NS

Welcome to 39 Katrina Drive, nestled in one of Coxheath's newest subdivisions, where contemporary comfort meets natural serenity on a sprawling 2.5-acre lot. Just a brief 10-minute drive from Sydney River, this home offers convenience without sacrificing tranquility, with local parks and hiking trails within walking distance. Consisting of nearly 1800 sq ft of living area, the spacious kitchen boasts white contemporary cabinets, a tiled backsplash, and a pantry, complemented by an oversized island perfect for both meal preparation & casual dining. The living / dining areas are illuminated by recessed lighting, creating a warm and inviting atmosphere featuring a custom tiled fireplace adding a touch of elegance, while a ductless heat pump ensures comfort year-round. The 4-pc main bath features a double vanity, serving 3 spacious bedrooms. The primary is a retreat in itself, boasting a walk-in closet and a private 3-pc ensuite with a walk-in shower.

Additionally, this home offers practical amenities such as a well-appointed laundry room, a versatile den, and a utility room for added functionality. The attached garage is fully finished, providing ample space for parking and storage. Outside, the landscaped yard features concrete walks, a large paved driveway, and stone retaining walls adding to the aesthetic appeal. Furthermore, this property is equipped with a propane Generac generator and 3 propane tanks, ensuring peace of mind during unexpected power



outages. Don't miss your chance to make 39 Katrina Drive your new home in the heart of Coxheath.

Built in 2022

Essential Information

MLS® #	202403133
Price	\$625,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,784
Acres	2.52
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 9th, 2024

Community Information

Address	39 Katrina Drive
Area	Cape Breton
District	202-Sydney River / Coxheath
Sub-District	N/A
City	Coxheath
County	Cape Breton
Province	NS
Postal Code	B1L 0A8

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Attached, Single, Heated Garage, Wired, Parking Spaces(s), Paved
# of Garages	1
View	Lake

Interior

Interior Features	Ensuite Bath, High Speed Internet
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Appliances	Range, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Ductless
Fireplace	Yes
Fireplaces	Electric
# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Slab

School Information

Elementary	Coxheath Elementary School
Middle	Malcolm Munroe Memorial Junior High School
High	Riverview High School

Additional Information

Zoning	RCE
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Listing Details

Listing Office	Viewpoint Realty Services Inc. (Sydney)
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