

\$449,900 - 964 Westmount Road, Westmount

MLS® #202413960

\$449,900

3 Bedroom, 2.50 Bathroom, 2,736 sqft

Residential on 0.67 Acres

N/A, Westmount, NS

Welcome to your oceanfront sanctuary in the heart of Westmount Cape Breton Island. Nestled on a sprawling 29,000 square-foot lot, this rare gem stands as a testament to coastal elegance and timeless luxury. It's a privilege to present this exquisite residence to the market for the very first time. Step into a world of unparalleled beauty and comfort across four levels of living, offering a harmonious blend of contemporary design and coastal charm. This meticulously crafted home boasts three bedrooms, 2 1/2 baths, Sun drenched kitchen, sunken family room, formal dining and living area, spacious recroom/games area and a built-in garage, providing the perfect canvas for coastal living at its finest. From the moment you arrive, you'll be captivated by the breathtaking ocean views that stretch as far as the eye can see. Picture-perfect sun rises and tranquil waves lull you into a state of serenity, creating an idyllic backdrop for everyday living or luxurious entertaining. The interior exudes an irresistible appeal, with every detail thoughtfully curated to offer a seamless fusion of style and comfort. The crafted layout beckons you to unwind and savor the coastal lifestyle, while the expansive windows invite natural light to dance gracefully throughout the home. Outside, the meticulously manicured lot is a testament to pride of ownership, offering a park-like setting that showcases the beauty of Island living. Whether you're basking in the gentle ocean breeze from the spacious deck or taking a leisurely stroll along the shore,



every moment here is an invitation to embrace the allure of oceanfront living. This is more than a home; it's a lifestyleâ€”a rare opportunity to make every day feel like a retreat. Don't miss the chance to call this oceanfront haven your own. This home is located only 12 minutes from either the Cape Breton regional Hospital or the new NSCC waterfront campus, Plus only 20 minutes to the

Built in 1989

Essential Information

MLS® #	202413960
Price	\$449,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,736
Acres	0.67
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 8th, 2024

Community Information

Address	964 Westmount Road
Area	Cape Breton
District	202-Sydney River / Coxheath
Sub-District	N/A
City	Westmount
County	Cape Breton
Province	NS
Postal Code	B1R 1C6

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
-----------	---

Parking Spaces	2
Parking	Double, Garage, Paved
# of Garages	2
Is Waterfront	Yes
Waterfront	Harbour, Ocean Front, Access: Harbour, Ocean Access

Interior

Interior Features	High Speed Internet
Heating	Baseboard, Ductless
# of Stories	4
Stories	4 Level Side Split
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	0.5 to 0.99 Acres, Partially Cleared, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

High	Riverview High School
------	-----------------------

Additional Information

Zoning	UR2
--------	-----

Listing Details

Listing Office	RE/MAX Nova (Halifax)
----------------	-----------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 15th, 2025 at 4:32am ADT