

# \$635,000 - 34 Mariner Drive, Westmount

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MLS® #202425336

**\$635,000**

3 Bedroom, 2.00 Bathroom, 2,200 sqft

Residential on 0.44 Acres

N/A, Westmount, NS

Introducing 34 Mariner Drive and unparalleled luxury in the prestigious Mariner subdivision. Welcome to the house of your dreams, impeccably custom designed for modern extravagance. This property is perfectly situated on the bank of the serene Sydney Harbour and just a short drive to shopping, schools, hiking trails and a marina. Enter the house to find a large, open concept and sun drenched kitchen/dining/living area which features intricate details and rich craftsmanship. The open concept area is ideal for entertaining friends and creating culinary masterpieces. Adjacent to the main living space is a lovely dining room or den. The main level also boasts the primary bedroom (with its 6-piece spa ensuite bathroom) plus two additional bedrooms, laundry room and an additional bathroom. Next to the laundry is a 22x20 feet family room, the place for the family to enjoy. The house has ICF construction, in-floor radiant heating, a propane fireplace, solar panels and ductless heat pumps. Outside, there is a detached 28x26 square foot two-car-garage which has full electrical service and a ductless heat pump. The sensational front deck is a private oasis with spectacular views of the Harbour and the Sydney waterfront. Don't miss this opportunity to experience the perfect combination of modern charm and the convenience of city amenities, which are only moments away. Book your showing today!



Built in 2010

**Essential Information**

MLS® #	202425336
Price	\$635,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,200
Acres	0.44
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 17th, 2025

**Community Information**

Address	34 Mariner Drive
Area	Cape Breton
District	202-Sydney River / Coxheath
Sub-District	N/A
City	Westmount
County	Cape Breton
Province	NS
Postal Code	B1R 0A7

**Amenities**

Utilities	Electric, Propane, Cable Connected, Electricity Connected
Parking Spaces	4
Parking	Detached, Double, Heated Garage, Wired, Concrete
# of Garages	2
View	Harbour

**Interior**

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Fireplace(s), Ductless, In Floor
Fireplace	Yes
Fireplaces	Propane

# of Stories	1
Stories	One
Basement	None

### **Exterior**

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Slab

### **School Information**

Elementary	Robin Foote Elementary School
Middle	Malcolm Munroe Memorial Junior High School
High	Riverview High School

### **Additional Information**

Zoning	RUC
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### **Listing Details**

Listing Office	RE/MAX Park Place Inc.
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