

\$539,000 - 1135 Coxheath Road, Coxheath

MLS® #202427894

\$539,000

3 Bedroom, 2.00 Bathroom, 1,512 sqft

Residential on 4.55 Acres

N/A, Coxheath, NS

Nestled on over 4.5 acres with 170 feet of private waterfront, this sprawling ranch-style home offers a blend of comfort, style, and natural beauty. Located just five minutes from local amenities, it combines the best of convenience and picturesque living. Step inside to find an inviting open-concept living and dining area, anchored by a stunning floor-to-ceiling stone fireplace. Large windows frame breathtaking views of the rolling landscape and sparkling water. Adjacent to this space is a versatile den, perfect for use as a family room or home office. The kitchen is a standout feature, offering ample cupboard space and a large window that captures the stunning outdoor scenery. Whether you're preparing meals or enjoying your morning coffee, this space is designed to make every moment enjoyable. A separate wing of the home is dedicated to the sleeping quarters. The primary bedroom is a spacious retreat with an ensuite and two large closets. Two additional generously sized bedrooms and a main bathroom complete this level, ensuring plenty of room for family or guests. The lower level offers over 1,500 square feet of unfinished space, providing a blank canvas for the new homeowner. Imagine creating a recreation room, gym, or additional living areas tailored to your needs. The outdoor experience is equally impressive. From the living room, enjoy sweeping views of Coxheath Mountain, and turn your gaze to your very own stretch of waterfront. The expansive lot is perfect for



gardening, outdoor gatherings, or simply soaking in the surroundings. Donâ€™t miss the chance to own this exceptional waterfront property. Book your viewing today and start envisioning the possibilities.

Built in 1969

Essential Information

MLS® #	202427894
Price	\$539,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,512
Acres	4.55
Year Built	1969
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	January 9th, 2025

Community Information

Address	1135 Coxheath Road
Area	Cape Breton
District	202-Sydney River / Coxheath
Sub-District	N/A
City	Coxheath
County	Cape Breton
Province	NS
Postal Code	B1L 1B2

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Attached, Single, Gravel
# of Garages	1
Is Waterfront	Yes

Waterfront	River Front
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Interior

Interior Features	High Speed Internet
Heating	Baseboard
Has Basement	Yes
Basement	Unfinished

Exterior

Lot Description	3 to 9.99 Acres
Roof	Asphalt
Foundation	Concrete Perimeter

Additional Information

Zoning	RUC
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Listing Details

Listing Office	Viewpoint Realty Services Inc. (Sydney)
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