

# \$459,000 - 260 Braemar Drive, Westmount

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MLS® #202504941

**\$459,000**

3 Bedroom, 2.50 Bathroom, 2,119 sqft

Residential on 0.31 Acres

N/A, Westmount, NS

Nestled on a quiet dead-end road with a cul-de-sac, this beautifully maintained 3-bedroom, 2.5-bathroom home offers the perfect blend of comfort and convenience in a highly sought-after location. Featuring a fully fenced-in yard and newer front and back decks, this property is ideal for those who value both privacy and outdoor living. Inside, you'll find upgraded bathrooms, a full home ducted heating and cooling system, and newer appliances, ensuring modern comfort throughout. The finished basement adds valuable extra space, including a versatile room currently used as a bedroom (non-egress). This home is equipped with 200 amp service and is wired for a generator of up to 7,000 watts, offering peace of mind during outages. The attached wired garage provides ample storage and convenience. With its prime location in a quiet, desirable neighborhood, this well-cared-for home is a rare find. Don't miss your chance to make it yours!



Built in 1990

## Essential Information

MLS® #	202504941
Price	\$459,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2

Half Baths	1
Square Footage	2,119
Acres	0.31
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 30th, 2025

### Community Information

Address	260 Braemar Drive
Area	Cape Breton
District	202-Sydney River / Coxheath
Sub-District	N/A
City	Westmount
County	Cape Breton
Province	NS
Postal Code	B1R 1V9

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Attached, Paved

### Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Glass Cooktop, Electric Oven, Dryer - Electric, Washer, Washer/Dryer, Microwave, Refrigerator
Heating	Heat Pump
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Finished

### Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

### Additional Information

Zoning

Residential

## **Listing Details**

Listing Office

RE/MAX Park Place Inc.

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