

# \$549,000 - 134 Sunrise Drive, Westmount

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MLS® #202505308

**\$549,000**

3 Bedroom, 2.00 Bathroom, 2,208 sqft

Residential on 0.17 Acres

N/A, Westmount, NS

Experience the pinnacle of waterfront living. With its iconic red roof perched along Sunrise Drive, just off Westmount Road, this remarkable property commands attention while offering unparalleled water frontage and panoramic harbour views. Welcome to a lifestyle where tranquility meets sophistication, inviting you to embrace coastal elegance all year round. Step inside this distinguished residence and discover a masterfully designed space that blends privacy, comfort, and timeless charm. The breathtaking harbour vista becomes your daily backdrop, infusing the home with a serene ambiance that extends throughout this vibrant and thriving community. The thoughtfully designed interior greets you with an adaptable front room—perfect as an office, den, or additional living area. A convenient full bath on the main floor enhances functionality, while the expansive living and kitchen area unfolds with stunning water views. Whether preparing a meal or entertaining guests, this remarkable space ensures the beauty of the harbour is always within sight. Upstairs, the primary suite offers a grand retreat with a walk-in closet fit for royalty and an indulgent 3-piece bath. Two additional well-appointed bedrooms provide generous space for family or visitors, each thoughtfully designed to capture the mesmerizing waterfront scenery. This meticulously maintained home boasts a solid foundation poured in 1999, updated electrical with a modern breaker panel, and an



additional panel for a generatorâ€”delivering both comfort and peace of mind. Embrace the refined waterfront lifestyle you deserve. Schedule your private viewing today and let become your dream destination by the sea.

Built in 1915

**Essential Information**

MLS® #	202505308
Price	\$549,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,208
Acres	0.17
Year Built	1915
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 30th, 2025

**Community Information**

Address	134 Sunrise Drive
Area	Cape Breton
District	202-Sydney River / Coxheath
Sub-District	N/A
City	Westmount
County	Cape Breton
Province	NS
Postal Code	B1R 1N7

**Amenities**

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Other, None
Is Waterfront	Yes
Waterfront	Harbour

**Interior**

Interior Features	High Speed Internet
Heating	Hot Water
# of Stories	1
Stories	1 3/4 Storey
Has Basement	Yes
Basement	Full

## Exterior

Lot Description	Under 0.5 Acres
Roof	Metal
Foundation	Concrete Perimeter

## School Information

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

## Additional Information

Zoning	RES
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## Listing Details

Listing Office	EXP Realty of Canada Inc.
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