

\$459,000 - 63 Poushay Drive, Coxheath

MLS® #202513556

\$459,000

3 Bedroom, 2.00 Bathroom, 2,346 sqft

Residential on 0.80 Acres

N/A, Coxheath, NS

Welcome to 63 Poushay Drive, a striking waterfront home tucked away in one of Coxheath's most peaceful neighbourhoods. With views stretching across Sydney River and surrounded by mature hardwoods and natural greenery, this distinctive property offers privacy, space, and a design unlike anything else in the area. A circular driveway winds through the trees, leading to a home that blends stone, brick, and wood siding to create a unique architectural presence. Step into the foyer with 1/2 bath, to the right, the entertainment wing of the home features an open-concept living room with large windows showcasing the river and backyard. A wood-insert fireplace anchors this space, with a separate exterior entrance offering added flexibility for guests or gatherings. The living room is a warm and welcoming space with vaulted ceilings, a second decorative fireplace. The upper level hosts three large bedrooms, including one 2 pc ensuite and the full bath. Each room is bright and spacious, with views of the trees or water. The lower level, accessed from the family room, includes a walkout dining area, eat-in kitchen with ample cabinet space and a dedicated laundry room. With electric baseboard heating and two ductless heat pumps on the main level. 63 Poushay Drive is not your typical waterfront home—its character, layout, and location make it a standout option for anyone seeking a laid-back lifestyle in a private, well-established



neighbourhood. Located just minutes from the Coxheath Hills Wilderness Trail and Coxheath Recreational Park, this is a great setting for nature lovers and active families alike. All amenities, including the Cape Breton Regional Hospital and Sydney River’s shops and services, are just over a 10-minute drive away.

Built in 1974

Essential Information

MLS® #	202513556
Price	\$459,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	2,346
Acres	0.80
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Date Sold	August 14th, 2025

Community Information

Address	63 Poushay Drive
Area	Cape Breton
District	202-Sydney River / Coxheath
Sub-District	N/A
City	Coxheath
County	Cape Breton
Province	NS
Postal Code	B1L 1B4

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1

Parking	Detached, Single, Circular Driveway, Gravel
# of Garages	1
Is Waterfront	Yes
Waterfront	Lake

Interior

Interior Features	High Speed Internet
Heating	Baseboard, Ductless
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	0.5 to 0.99 Acres
Roof	Asphalt
Construction	Brick, Stone, Wood Siding
Foundation	Concrete Perimeter, Slab

School Information

Elementary	Coxheath 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	Viewpoint Realty Services Inc. (Sydney)
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