

\$599,900 - 40 Mountainview Drive, Troy

MLS® #202516370

\$599,900

5 Bedroom, 1.50 Bathroom, 2,790 sqft

Residential on 2.64 Acres

N/A, Troy, NS

Welcome to 40 Mountainview Drive, Troy, NS. Introducing your dream home! This exceptional 5-bedroom, 3-bathroom residence features ICF construction, ensuring durability and energy efficiency. As you step inside, youâ€™ll be greeted by new flooring that flows throughout the main level, creating a warm and inviting atmosphere. The heart of this home is a stunning kitchen, showcasing elegant maple wood cupboards and a large islandâ€”perfect for cooking and entertaining. The living area boasts a picture window with breathtaking ocean views, complemented by a beautiful double-sided propane fireplace that adds cozy warmth to both the kitchen and living room. On the main level, you'll find three spacious bedrooms, including the impressive primary suite, complete with a walk-in closet and ensuite bathroom. The lower level features a large recreation room, perfect for family gatherings and leisure activities. There are 2 additional bedrooms and a full bathroom, making it ideal for guests, a home office or a playroom. Each room gets plenty of natural light, making it feel bright and inviting, unlike a typical basement. There is even a fun bar area, the perfect setting for enjoying drinks and laughter with family and friends. Set on 2.64 acres of serene landscape, this property is your own private oasis. The front yard features a charming 12x16 veranda, the ideal spot to enjoy stunning sunsets over the ocean each evening. With low-maintenance landscaping filled with mature bushes and



shrubs, your outdoor space will remain beautiful year after year without the hassle of replanting. The backyard is a true retreat, complete with a spacious deck, inviting pool, and a private hot tub—perfect for relaxation and entertaining all year round. Lastly, this home features the luxury of a 20x24 attached garage with in floor heating. Nestled just off the highly desirable Route 19, this home is less than an hour away from the world-famous Cabot Golf Courses. VIEW TODAY!

Essential Information

MLS® #	202516370
Price	\$599,900
Bedrooms	5
Bathrooms	1.50
Half Baths	3
Square Footage	2,790
Acres	2.64
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	August 15th, 2025

Community Information

Address	40 Mountainview Drive
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	Troy
County	Inverness
Province	NS
Postal Code	B9A 1G8

Amenities

Utilities	Propane, Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	3
Parking	Attached, Double, Heated Garage, Wired, Gravel, Parking Spaces(s), Single
# of Garages	2
Has Pool	Yes
Pool	Above Ground

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Fireplace(s), In Floor
Fireplace	Yes
Fireplaces	Propane
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Tamarac Education Centre
Middle	Tamarac Education Centre
High	Strait Area Education/ Recreation Centre

Additional Information

Zoning	RES
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Listing Details

Listing Office	RE/MAX Park Place Inc. (Port Hawkesbury)
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Listing information last updated on October 29th, 2025 at 6:32pm ADT