

# **\$519,900 - 49 Windsor Junction Road, Windsor Junction**

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MLS® #202009634

**\$519,900**

5 Bedroom, 3.00 Bathroom, 2,976 sqft  
Residential on 0.70 Acres

30-B, Windsor Junction, NS

Live on a Lake in an immaculate, upgraded 3 +2 BDRM home and enjoy income from quality tenants downstairs. New, \$44,000 Kitchen has granite counters/large island, new cabinets and pantry, energy efficient with heat pumps. Cozy Family Room with Sun Room & propane stove. Rooftop electrical melting system to eavestroughs and downspouts. Huge garage, landscaped lot and bonus cabin near the water. 15-minute drive to Dartmouth/20 minutes to Halifax. \$3,000 plus perennial plants on property. Basement has been fully developed to include 2 Private Suites. Currently has \$20,400 in revenue which could pay for most of the yearly mortgage. Cabin by the lake could be upgraded and be used as a backyard suite/coach house/tiny home (HRM re-zoning pending). Cabin has power and water, investigating washroom installation. Garage has a remote operated 14 foot overhead door and is almost 900 sq. ft. inside. Park 3 cars or create an incredible workshop. Garage is insulated, drywalled (walls & ceiling) with R-50 insulation. Over \$ 200,000 in renovations. Wiring & plumbing upgraded under Efficiency Nova Scotia Energy Efficiency Program. School Bus stops in front of property. Ashburn Golf Club is a 600 acre Course is a 5 minute drive down the street.

Built in 1970



## Essential Information

MLS® #	202009634
Price	\$519,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,976
Acres	0.70
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed

## Community Information

Address	49 Windsor Junction Road
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-B
City	Windsor Junction
County	Halifax
Province	NS
Postal Code	B2T 1G7

## Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Detached, Triple, Heated Garage, Wired, Circular Driveway, Multiple Driveways, Parking Spaces(s), Paved
# of Garages	3
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

## Interior

Interior Features	High Speed Internet
Appliances	Oven - Propane, Dishwasher, Dryer, Dryer - Electric, Washer, Microwave, Refrigerator

Heating	Fireplace(s), Ductless
Fireplace	Yes
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished

## Exterior

Exterior Features	Dock
Lot Description	0.5 to 0.99 Acres, Landscaped, Level, Sloping/Terraced
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block, Concrete Perimeter

## School Information

Elementary	Ash Lee Jefferson Elementary School
High	Lockview High School

## Additional Information

Zoning	R-6
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## Listing Details

Listing Office	FSBO Real Estate Inc.
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