

# **\$1,100,000 - 91 Sarah Ingraham Drive, Williamswood**

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MLS® #202219259

**\$1,100,000**

6 Bedroom, 4.50 Bathroom, 3,650 sqft  
Residential

9-A, Williamswood, NS

Premiere Lakefront Residence located on beautiful Moody Lake! This beautifully updated, lakefront bungalow is your rare opportunity to own lakefront property in HRM. Located in the lovely community of Williamswood & just 20 minutes to downtown Halifax, plus across the street from Terrence Bay wilderness area! Offering 3650 sqft of living space, approx. 200 ft of lakefront (Moody Lake is motorized) with a new waterfront deck & dock plus 10ft depth off dock, full lawn irrigation system, large double attached garage, 6 large bedrooms, 5 bathrooms, an open concept main living area, beautiful finishes throughout, plus an in-house AirBNB rental with hot tub, as well as a full in-law suite, all nestled over 1.02 acres of private, beautifully landscaped property! With many renovations completed throughout the years, this home truly has something to offer everyone. The main floor offers an extremely functional open concept layout with a totally updated kitchen which over looks the cozy dining nook area & formal dining room area, which flows nicely into the spacious living room with a propane fireplace. The primary bedroom is located on the main floor offering a walk-in closet, beautifully updated ensuite bathroom & spectacular lake views! This level is completed with two other spacious bedrooms, & a full bathroom. The lower levels offers an in-law suite with its own kitchen, living room, two bedrooms, updated bathroom & has a separate exterior entrance. The



spacious rec room of this property has been converted into the cutest AirBNB called the Lost Lobster! Which makes this property have two potential sources of income! Both the in-law suite & AirBNB walk out to the lower level patio. Step outside to gaze at your beautifully manicured gardens, or take an evening dip in the lake or hot tub, 7 surrender yourself to the picturesque views of Moody Lake. This home is sure to captivate the most discerning buyer looking to experience the ultimate lakefront lifestyle.

Built in 2000

### Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202219259               |
| Price          | \$1,100,000             |
| Bedrooms       | 6                       |
| Bathrooms      | 4.50                    |
| Full Baths     | 4                       |
| Half Baths     | 1                       |
| Square Footage | 3,650                   |
| Year Built     | 2000                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | November 23rd, 2022     |

### Community Information

|              |  |
|--------------|--|
| Address      | 91 Sarah Ingraham Drive                |
| Area         | Halifax - Dartmouth                    |
| District     | 9-Harrietsfield, Sambr And Halibut Bay |
| Sub-District | 9-A                                    |
| City         | Williamswood                           |
| County       | Halifax                                |
| Province     | NS                                     |
| Postal Code  | B3V 1N2                                |

## Amenities

|                |  |
|----------------|--|
| Utilities      | Propane, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 2  |
| Parking        | Attached, Double, Heated Garage, Wired, Paved                    |
| # of Garages   | 2  |
| View           | Lake   |
| Is Waterfront  | Yes  |
| Waterfront     | Lake, Lake Privileges  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, Ensuite Bath, High Speed Internet   |
| Appliances        | Central Vacuum, Electric Range, Dishwasher, Dryer, Washer, Refrigerator, Water Purifier, Water Softener |
| Heating           | Baseboard, Fireplace(s), Hot Water  |
| Fireplace         | Yes   |
| Fireplaces        | Propane   |
| Has Basement      | Yes   |
| Basement          | Finished, Walk-Out Access   |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Dock                |
| Lot Description   | 1 to 2.99 Acres     |
| Roof              | Metal               |
| Construction      | Brick, Vinyl Siding |
| Foundation        | Concrete Perimeter  |

## School Information

|            |                                 |
|------------|---------------------------------|
| Elementary | Harrietsfield Elementary School |
| Middle     | Herring Cove Junior High School |
| High       | JL Ilsley High School           |

## Additional Information

|        |    |
|--------|----|
| Zoning | R2 |
|--------|----|

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Bryant Realty Atlantic |
|----------------|------------------------|

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Listing information last updated on October 14th, 2025 at 12:47am ADT