

\$1,500,000 - 2144/2140 Waverley Road, Waverley

MLS® #202313929

\$1,500,000

5 Bedroom, 3.50 Bathroom, 5,253 sqft

Residential on 5.02 Acres

30-C, Waverley, NS

2 Homes on 5 acres, 1 unique opportunity.

This property offers a rare find in a private spectacular setting. Main House: The main house has 3 bedroom+loft, custom designed chef's kitchen and granite counter tops, cherrywood floors and cabinets, main floor master bedroom with spa-like ensuite and fireplace, custom built in cabinetry, 9ft ceilings making this home open & spacious. The bonus room over the garage provides room for adults young and old, a private area to rock out or large enough to have the nicest home office you can find. The basement walk out area with 2 large bedrooms, bath with double sinks plus bar and media area also provides ample entertaining for all ages. Much needed and appreciated central air conditioning makes it all that much more comfortable on those warmer days. So much storage with the 3 car garage and extra 800 sq ft detached garage for all the lawn and water toys! Beautiful, levelled grounds for entertaining and your own outdoor enjoyment including in-ground heated saltwater pool, pool house & fire pit area for special family evenings. You can finish the day on the wrap around deck to watch the sunset on Lake William. House #2 is ideal as an in-law suite / extended family home or rental if desired. 1200 sq. ft of open living space, 2 bedrooms, 1 bath with its own civic address, property, city water and own septic system. Complimenting the main home with an open living space and custom built-ins with a propane fireplace. Manicured grounds ideal



for outdoor games, concerts, graduation and anniversary parties that the family has enjoyed here for many years. Sprawling grounds with mature trees, perennials & visiting wildlife make this property an extra special, multi-generational family homestead. The community boat launch is less than a minute down the road for easy access to boating, fishing & diving off Flat Rock. This large private property is minutes from amenities & offers so much in a wonderful family community.

Essential Information

MLS® #	202313929
Price	\$1,500,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	5,253
Acres	5.02
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 1st, 2023

Community Information

Address	2144/2140 Waverley Road
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-C
City	Waverley
County	Halifax
Province	NS
Postal Code	B2R 1Y9

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone
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	Connected, Other
Parking Spaces	3
Parking	Attached, Triple, Paved
# of Garages	3
View	Lake
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Central Vacuum, Secondary Suite, High Speed Internet
Appliances	Central Vacuum, Glass Cooktop, Electric Oven, Dishwasher, Dryer, Washer, Intercom, Microwave, Refrigerator
Heating	Baseboard, Fireplace(s), Heat Pump, Hot Water, In Floor
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Propane
# of Stories	3
Stories	Three Or More
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Landscaped, Level, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Waverley Memorial Elementary School
Middle	Georges P Vanier Junior High School
High	Lockview High School

Additional Information

Zoning	MR
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Listing Details

Listing Office	Avalon Realty
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