

\$797,000 - 2712 Highway #2 Road, Waverley

MLS® #202316271

\$797,000

3 Bedroom, 2.00 Bathroom, 2,304 sqft

Residential on 5.85 Acres

30-A, Waverley, NS

Welcome to 2712 Highway #2 (Waverley Rd). The owners of 34 years are proud to share with you this custom built Cape Cod home (2300 sqf) overlooking Lake Thomas. Included in this listing is an additional Lakefront PID totaling over 5.2 acres including over 300 feet of Lake Thomas Water frontage written into the deeds, this is a rare find on such a pristine lake. The land has been assessed by a developer in addition to Halifax planning and development to ensure the feasibility two additional homes to be built if the owner wishes to do so. The owners have taken great pride in the gardens and walking trails all over the property, with many places to sit and enjoy your private lake views. The home is cozy with a heat pump on each level (2018) and a wood burning fireplace insert in the living room overlooks the lake. Vinyl Windows surrounding the home (2012), Cape Cod wood siding (2012). Exposed Douglas Fir beams and hardwood flooring on the main level create a rustic ambiance while you enjoy the view of the lake sitting next to your fireplace and stunning stone chimney. Upstairs has two bedrooms and a study or nursery room plus a full bath. The basement has a separate entrance with bedroom, recroom, full bathroom and utility / laundry room. A new three car garage sits on a level plateau lower on the property. On the shoreline you have a dock plus a shore shelter with storage and room to sit with the family (2019). Ideally all three PIDs would be sold



together so the privacy and ability to build for the family can be truly enjoyed. This is a lovely area to call home, minutes to Fall River, Highway 102, thirteen minutes to Burnside, Bedford commons, the airport and much more.

Built in 1973

Essential Information

MLS® #	202316271
Price	\$797,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,304
Acres	5.85
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 1st, 2023

Community Information

Address	2712 Highway #2 Road
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-A
City	Waverley
County	Halifax
Province	NS
Postal Code	B2T 2T2

Amenities

Utilities	Electric, Cable Connected, Electricity Connected
Parking	Detached, Wired, Gravel, Multiple Driveways, Paved
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Appliances	Range, Dishwasher, Dryer, Washer, Freezer, Microwave, Refrigerator
Heating	Baseboard, Ductless
Fireplace	Yes
Fireplaces	Fireplace(s), Wood Burning
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	Under 0.5 Acres, Partially Cleared, Landscaped, Ravine, 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	R-1B
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Listing Details

Listing Office	RE/MAX Nova
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Listing information last updated on October 24th, 2025 at 7:17pm ADT