

# \$699,900 - 35 Winley Drive, Windsor Junction

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MLS® #202415590

**\$699,900**

4 Bedroom, 3.00 Bathroom, 2,663 sqft

Residential on 1.72 Acres

30-B, Windsor Junction, NS

Water frontage on Three Mile Lake! Located on a private 1.7 acre lot with 145' of waterfront, this spacious executive home has over 1700 sq ft of living area on the main level and features an open foyer leading into the large sunken living room with cathedral ceilings, hardwood floors and a cozy wood stove, then flowing into the dining room and eat-in kitchen with skylight and garden doors to the brand new back deck. Also on the main level are the primary bedroom with ensuite bath, walk-in closet and a garden door to the airy solarium, 2 more good sized bedroom and a second full bath. The built in double garage has a mudroom/entry to the kitchen, perfect for coats and shoes and bringing in the groceries. In the walkout basement you'll find a large family room, a 4th bedroom and a 3rd full bath, plus a laundry area and great potential for adding more living space or having a huge workshop. If you're looking for a large family home on a very private lot surrounded by nature, this is the home for you - the lot contains lots of trees, natural vegetation, a frog pond in the front yard, and waterfront on the deep part of Three Mile Lake, perfect for putting in a dock, fishing, or watching the ospreys and eagles fish. The woodland setting and pollinators support many birds, no feeders needed, and the three season sunroom (four seasons with an electric blanket) is perfect for birdwatching and feeling immersed in nature without the bugs. This home has had many upgrades in recent years, including a Steffes thermal



storage boiler 2011, upgrade to 200 amp panel with time-of-use meter 2011, wood stove 2011, 2 ductless heat pumps 2017, new septic field & tank 2017, sunroom 2018, large back deck 2024, all interior paint 2024, all carpet replaced 2024, bathroom updates 2024. This is an excellent opportunity to purchase a waterfront home in the desired community of Fall River - don't delay!

Built in 1992

**Essential Information**

MLS® #	202415590
Price	\$699,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,663
Acres	1.72
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	January 16th, 2025

**Community Information**

Address	35 Winley Drive
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-B
City	Windsor Junction
County	Halifax
Province	NS
Postal Code	B2T 1A4

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	2
Parking	Double, Garage, Heated Garage, Wired, Multiple Driveways, Paved
# of Garages	2
Is Waterfront	Yes
Waterfront	Lake

## Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Propane Cooktop, Oven, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Electric, Ductless, Hot Water, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

## Exterior

Lot Description	1 to 2.99 Acres, Partial Landscaped, 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-1A
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## Listing Details

Listing Office	Royal LePage Atlantic
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Listing information last updated on October 14th, 2025 at 3:17am ADT