

\$1,299,900 - 959-961 Waters Beach Drive, Colchester

MLS® #25018442

\$1,299,900

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

N/A, Colchester, Ontario

Discover your own slice of paradise at 959-961 Waters Beach Drive, featuring over 112ft of Lake Erie frontage & 2 charming homes on one sprawling lot. Tucked into the heart of Essex County's wine country-on the same latitude as Napa and Tuscany-this unique estate is perfect for water lovers, savvy investors, or families seeking a multi-generational retreat. The main ranch-style home boasts 3 bdrms, 2 baths, an open-concept living/dining space warmed by a cozy gas fireplace & an enclosed sunroom offering panoramic sunset views. A brand-new roof (2024) & an updated furnace & C/A (2016) provide modern comfort & peace of mind. Adjacent sits the 1-bdrm bungalow, complete w/its own kitchen, bath, living area w/fireplace & private entrance-a flexible space ideal as an in-law suite, guest retreat or teen hangout. Privacy & versatility are built in. Outdoors, the appeal continues: mature trees, landscaped grounds, a breakwall & a spacious lakeside deck over the boathouse set the scene for endless summer entertaining-boating, fishing, relaxing at the water's edge. A detached dbl garage & storage shed offer room for gear & seasonal toys. Location is everything: immersed in the scenic Lake Erie North Shore (42nd parallel club), just minutes from Harrow & Kingsville w/easy access to County Road 50. Wineries like Cooper's Hawk, Colchester Ridge (CREW), North 42, Oxley, Viewpointe, Colio & more are a short drive away-perfect for



weekend tastings, live-music evenings,
lakefront dining & agri-tour experiences
tailored for multiple buyer types: â€¢ Water,
wellness & weekend warriors: 112ft of
frontage, boathouse deck, tranquil Lake Erie
panorama. â€¢ Multi-generational families:
privacy & autonomy w/shared communal
space, ideal for grandparents, adult kids, or
long-term guests. Live the best of lakefront
living-balancing relaxation, adventure &
income potential in 1 extraordinary property.
Schedule your private viewing. (id:6289)

Essential Information

Listing #	25018442
Price	\$1,299,900
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Style	Bungalow, Ranch

Community Information

Address	959-961 Waters Beach Drive
Subdivision	N/A
City	Colchester
Province	Ontario
Postal Code	N0R1G0

Amenities

Features	Front Driveway
Parking	Detached Garage, Garage
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Dishwasher, Dryer, Stove, Washer, Two Refrigerators
Heating	Natural gas Forced air, Furnace

Cooling	Central air conditioning
Fireplace	Yes
Fireplaces	Gas,Gas
# of Stories	1

Exterior

Exterior	Aluminum/Vinyl
Exterior Features	Landscaped
Lot Description	112 X 281 FT
Foundation	Block, Concrete

Listing Details

Listing Office CENTURY 21 LOCAL HOME TEAM REALTY INC.



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Listing information last updated on October 13th, 2025 at 9:31pm PDT