

\$399,000 - 7 Morning Lane, Vaughan

MLS® #202301316

\$399,000

2 Bedroom, 1.00 Bathroom, 832 sqft

Residential on 0.53 Acres

V1, Vaughan, NS

Welcome to 7 Morning Lane, in the beautiful Falls Lake Resort. This charming one level waterfront cottage home is conveniently located on quiet Murphy lake. Large eat in kitchen and living space directing all of your attention to the outdoors, wrap around deck perched perfectly to capture the great view down the lake. This would make a fantastic cottage or short term rental income property. The cottage is even wired for a generator, Enjoy the nearby activities all year long with Bent Ridge Winery & Brewery, golf courses, On-Tree adventures, Ski Martock and more all within a beautiful 10 minute drive. Conveniently located only 2 minutes from Highway 14, NSLC, gas station and convience store and only 15 minutes to Windsor for all your big shopping needs. Come live or cottage with ease and let the condo association take care of the road maintenance, trash, septic. Ownership also comes with access to Falls Lake beach/ boat launch and all the other beautiful common areas the resort has to offer. Fees only \$450-\$650 per year. Cottage can negotiated to be left mostly fully furnished.



Built in 2017

Essential Information

MLS® # 202301316

Price \$399,000

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	832
Acres	0.53
Year Built	2017
Type	Residential
Sub-Type	Cottage / Rec. Properties
Status	Closed
Date Sold	March 9th, 2023

Community Information

Address	7 Morning Lane
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Vaughan
County	Hants
Province	NS
Postal Code	B0N 2T0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected
Parking	No Garage, Driveway, Gravel
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Access: Boat, Lake Privileges

Interior

Interior Features	High Speed Internet
Appliances	Electric Oven, Dishwasher, Washer, Refrigerator
Heating	Baseboard, Ductless
# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	0.5 to 0.99 Acres, Partially Cleared, Landscaped, Sloping/Terraced
Roof	Asphalt

Construction	Wood Siding
Foundation	Slab

School Information

Elementary	Windsor Forks District School
Middle	West Hants Middle School
High	Avon View High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	Exit Realty Town & Country
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