

\$399,000 - 32 45 Resort Road, Vaughan

MLS® #202306034

\$399,000

3 Bedroom, 1.50 Bathroom, 1,154 sqft

Residential on 0.55 Acres

V1, Vaughan, NS

Welcome to 45 Resort Road! This stunning home/cottage is a true gem that was built in 2018 and is now available for purchase fully furnished (minus tenant belongings). With brand new kitchen appliances and two new heat pumps, this property is move-in ready or can be used as a turn-key rental for those looking for an investment opportunity. The cottage is bright, open, and airy with access to three neighbouring lakes: Falls Lake, Murphy Lake, and Mockingee Lake. You'll be able to enjoy a variety of activities all year round, including wine tastings at Bent Ridge Winery & Brewery, golfing, On-Tree adventures, skiing at Ski Martock, and more "all within a beautiful 10-minute drive. Conveniently located only 2 minutes from Hwy 14, NSLC, gas station, and convenience store, and just 15 minutes to Windsor for all your big shopping needs, this property offers the perfect combination of tranquillity and convenience. This home is part of a condo association, which means that road maintenance, trash, and septic are all taken care of for a low annual fee of \$450-\$650. With all these amenities and features, you can live or cottage with ease, knowing that everything is taken care of. Don't miss out on this incredible opportunity " schedule a visit today and see for yourself why this property is the perfect place to call home



Built in 2019

Essential Information

MLS® #	202306034
Price	\$399,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,154
Acres	0.55
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage/Camp
Status	Closed
Date Sold	June 15th, 2023

Community Information

Address	32 45 Resort Road
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, Circular Driveway, Gravel
View	Other
Waterfront	Access: Boat, Access: Deeded, Lake Privileges, Access: Right of Way

Interior

Interior Features	High Speed Internet
Appliances	Oven, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Ductless
# of Stories	1
Stories	One and One Half
Basement	None

Exterior

Exterior Features	Barbecue
Lot Description	0.5 to 0.99 Acres, Partial Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Wood Siding
Foundation	Slab

Additional Information

Zoning	General Resource
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Listing Details

Listing Office	Exit Realty Town & Country
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