

\$164,900 - 455 Armstrong Lake West Road, Vaughan

MLS® #202318671

\$164,900

1 Bedroom, 1.00 Bathroom, 816 sqft

Residential on 1.16 Acres

V1, Vaughan, NS

Welcome to the Hamlet in the heart of Cottage Country just 10 minutes down the road from Ski Martock and halfway between Chester and Windsor. The area is surrounded by fine dining, U-picks, parks, ATV trails, its own lake that you have deeded access to for swimming, fishing, skating, etc. and so much more to explore, making this really a place to get away from it all and discover everything cottage life has to offer. For more info on Chalet Hamlet visit their website www.chpoa.ca. Now let me take you to a cottage you can call your own. This gorgeous getaway is located on a 50,000 + Sq Ft lot that has plenty of room to enjoy the outside from activities for the kids to sitting around and enjoying an open fire or maybe sitting on your beautifully designed ranch-style front porch is your speed as you watch nature all around you. As you step inside you walk into an open-concept kitchen, dining, and living room area. There is also a completely screened-in Sun Room that gives added room for entertaining and even extra space for the company to stay over if needed. Add in the separate Primary bedroom, and 3-piece bath with rigid 100% waterproof vinyl core flooring, may make this cottage not only what you're looking for but also what you need. The cottage is insulated and has baseboard electric heat, all contents with the exception of a couple of personal items are included in the purchase price. The water is currently supplied via an exterior water tote that current owners have filled by a water company which they



drain every winter to avoid freezing, currently has no septic, and uses a composite toilet, however, they have a plan from 2003 showing design. So if you want to start living the dream of living cottage life call today to set up your private viewing

Built in 2003

Essential Information

MLS® #	202318671
Price	\$164,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	816
Acres	1.16
Year Built	2003
Type	Residential
Sub-Type	Cottage / Rec. Properties
Status	Closed
Date Sold	December 13th, 2023

Community Information

Address	455 Armstrong Lake West 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, Phone Connected
Parking	Other, Gravel

Interior

Interior Features	High Speed Internet
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Appliances	Stove, Microwave, Refrigerator
Heating	Baseboard
Fireplace	Yes
Fireplaces	Electric
# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	1 to 2.99 Acres, Landscaped, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	None

Additional Information

Zoning	GU
HOA Fees	465.17

Listing Details

Listing Office	RE/MAX Nova
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