

\$319,900 - 8 Falcon Drive, Vaughan

MLS® #202325115

\$319,900

1 Bedroom, 1.00 Bathroom, 996 sqft

Residential on 0.41 Acres

V1, Vaughan, NS

Welcome to 8 Falcon Drive, a charming 1-bed, 1-bath bungalow nestled in the heart of Nova Scotia's cottage country. Located just 60 minutes from Halifax, this cozy haven was built in 2013. Upon entering, you'll be embraced by the warm ambiance of the open-concept living area, featuring vaulted ceilings that create a surprisingly spacious atmosphere within this modest footprint. The kitchen, recently updated with an appealing penny tile backsplash and new appliances in 2022, boasts granite countertops, offering both a sleek aesthetic and a durable surface for all your culinary endeavors. Perfectly suited for those looking to age in place, 8 Falcon Drive features one-level living with a conveniently located primary bedroom and main bath, which includes a new stackable laundry pair. A generator panel ensures you'll never be without power, providing added peace of mind. If you desire more space, the 20'™X16'™ bunkie is ideal for overnight guests or parking a quad bike. Additionally, a shed (14'™X10'™ dimensions) provides optimal storage for all your outdoor gear – and you'll need it. Whether it's summer or winter, the great outdoors beckons. Enjoy swimming, kayaking, and paddleboarding with deeded lake access on Falls Lake during the warmer months. When the weather cools, swap swim trunks for ice skates, snowshoes, and skis. For thrilling downhill and cross-country skiing, head to Ski Martock, less than 20 minutes away. Venture a bit farther to explore Nova



Scotia's rugged coastlines, sandy beaches, historic towns, or vineyards set against the backdrop of the world's highest tides. 8 Falcon Drive is truly a quintessential Nova Scotia getaway, offering the perfect escape from the everyday hustle and bustle.

Built in 2013

Essential Information

MLS® #	202325115
Price	\$319,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	996
Acres	0.41
Year Built	2013
Type	Residential
Sub-Type	Condominium
Style	Bungalow
Status	Closed
Date Sold	June 28th, 2024

Community Information

Address	8 Falcon Drive
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 Spaces	3
Parking	Detached, Single, Heated Garage, Wired, Driveway, Double, Paved
# of Garages	1

Waterfront	Access: Deeded, Lake Privileges
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Interior

Appliances	Stove, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
Basement	None

Exterior

Lot Description	Under 0.5 Acres, Hardwood Bush, Level, Softwood Bush, Wooded
Roof	Metal
Construction	Wood Siding
Foundation	Concrete Perimeter, Slab

School Information

Elementary	Gaspereau Valley Elementary School
Middle	Evangeline Middle School
High	Horton High School

Additional Information

Zoning	GR
HOA Fees	58.2
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Engel & Volkers
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