

\$399,999 - 32 45 Resort Road, Vaughan

MLS® #202412263

\$399,999

3 Bedroom, 1.50 Bathroom, 1,152 sqft

Residential on 0.55 Acres

V1, Vaughan, NS

Indulge in the allure of a 5-star resort lifestyle just a short 50-minute drive from Halifax. Welcome to the captivating "Resort Road Retreat," a year-round oasis tucked away on a private road within Falls Lake Resort. *Take note!! \$698 was the YEARLY Association Fees- NOT MONTHLY!!!* Surrounded by the breathtaking beauty of Murphy Lake, Mockingee Lake, and Falls Lake, this haven boasts a private deeded beach exclusive to community members. Convenience meets leisure with just a 13-minute drive to Ski Martock and Bent Ridge Winery, and a mere 15 minutes to Sherwood Golf and Country Club. Plus, with an NSLC and Gas Station only 2 minutes away, everything you need is within easy reach. Leave the increasingly busy city behind without sacrificing any of its comforts. This 2018-built home features two heat pumps with A/C, ensuring your utmost comfort even during the hottest summer days. And to make your decision even easier, all furniture can be included in the sale. With low annual condo fees covering septic, waste disposal, and road maintenance, you'll enjoy a hassle-free lifestyle in this vibrant community. Whether you seek a vacation getaway or a permanent residence, the possibilities are endless. You deserve more than just a place to live—you deserve a lifestyle filled with luxury, relaxation, and adventure. Don't wait any longer to start living your life to the fullest.



Built in 2018

Essential Information

MLS® #	202412263
Price	\$399,999
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,152
Acres	0.55
Year Built	2018
Type	Residential
Sub-Type	Condominium
Style	Chalet, Cottage/Camp
Status	Closed
Date Sold	January 9th, 2025

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, Phone Connected
Parking	Other, Driveway, Gravel
Is Waterfront	Yes
Waterfront	Lake, Access: Deeded

Interior

Interior Features	Secondary Suite, High Speed Internet
Appliances	Stove, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Furnace
Basement	None

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Slab

Additional Information

Zoning	Res
HOA Fees	58
HOA Fees Freq.	Monthly

Listing Details

Listing Office	RE/MAX Nova (Halifax)
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Listing information last updated on October 25th, 2025 at 1:32pm ADT