

\$429,000 - 223 Innes Lane, Upper Vaughan

MLS® #202413726

\$429,000

2 Bedroom, 1.00 Bathroom, 651 sqft

Residential on 2.20 Acres

V1, Upper Vaughan, NS

Welcome to your dream getaway at 223 Innes Ln., nestled in the serene beauty of Vaughan, Nova Scotia. This idyllic post & beam cottage offers a fantastic lakeside experience with 280 feet of pristine water frontage on the picturesque Zwicker Lake. Set on over 2 acres of lush land and towering hemlocks, this well-built and meticulously maintained cottage is the perfect blend of comfort and nature.

Step inside to discover an inviting open-concept layout that captures stunning views of the lake. The main level features a large bedroom, living room with Floor to ceiling woodstove, open concept kitchen, while an additional bedroom in the loft provides ample space for family and guests. Wake up to the tranquil sounds of nature and enjoy your morning coffee overlooking the calm waters. Just steps from your own dock, a newly constructed 14 x 24 boathouse/bunkie offers versatile space for storage, hobbies, or additional guests. Whether you're swimming, boating, or simply relaxing by the water, this property has it all. Conveniently located only 2 minutes from Hwy 14, you're close to essential amenities including an NSLC, gas station, and convenience store. For broader shopping and dining options, Windsor and Chester are just a 20-minute drive away. Adventure enthusiasts will appreciate being only 10 minutes from Ski Martock, On-tree Adventure Park, Bent Ridge Winery & Restaurant, and nearby golf courses. Don't miss this rare opportunity to own a piece of paradise. Contact today to schedule a



viewing of this beautiful cottage retreat at 223
Ins Ln. and start making your lakeside living
dreams a reality.

Built in 1995

Essential Information

MLS® #	202413726
Price	\$429,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	651
Acres	2.20
Year Built	1995
Type	Residential
Sub-Type	Cottage / Rec. Properties
Style	Chalet, Cottage/Camp
Status	Closed
Date Sold	June 24th, 2024

Community Information

Address	223 Innes Lane
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Upper Vaughan
County	Hants
Province	NS
Postal Code	B0N 2T0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected
Parking	No Garage, Dirt
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Stove, Refrigerator
Heating	Baseboard, Stove
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	1 to 2.99 Acres, Partially Cleared
Roof	Metal
Construction	Wood Siding
Foundation	Pillar/Post/Pier

School Information

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

Additional Information

Zoning	GEN
HOA Fees	100

Listing Details

Listing Office	Exit Realty Town & Country
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