

\$524,000 - 90 28 Sparrow Lane, Vaughan

MLS® #202414610

\$524,000

3 Bedroom, 1.50 Bathroom, 1,423 sqft
Residential on 0.85 Acres

V1, Vaughan, NS

28 Sparrow Lane, quietly nestled in the condominium community of Falls Lake Resort, is all about modern simplicity and gentle nature - the convenience of manicured professional-grade landscaping; of bright and open concept living; of rural privacy that is only ever a short drive to further amenities. The charm of this house is apparent from first glance; all of the exteriors, which includes the two detached garages, are chalet-style and are clad in hemlock cut from this very property. The buildings are seamlessly incorporated into the landscaping, lending the feeling of being tucked away in the trees. This house is only two-years old, making it quite modern with bright and airy living spaces and bedrooms. Key features include the heat pump in the living room, primary bedroom, and detached double garage, electric baseboard heating throughout the home, and included appliances. The house is also wired for the additions of a generator and hot tub amongst the multiple patios, should you want to add them. The property comes with all the conveniences of living in Falls Lake Resort, which includes a private beach and boat launch access on Falls Lake, as well as a boat launch to Murphy Lake and further boating access to Mockingee Lake for those who enjoy the water. Falls Lake Resort is also located near a convenience store / NSLC Outlet / gas station and pizzeria, Falls Lake Provincial Park, camping, and several other attractions. Going slightly farther afield you'll find the Bent



Ridge Winery, and Sherwood Golf Course. The Town of Windsor and the Annapolis Valley are only a 20-minute drive away while the Village of Chester and the South Shore are 30-minutes to the East, and Halifax is just an hour away. With the summer underway and the real estate market picking up, 28 Sparrow Lane stands as a modern, elegant and convenient choice for those seeking new beginnings in this private community. Do not miss out on this once in a lifetime chance, reach out today to learn more!

Built in 2022

Essential Information

MLS® #	202414610
Price	\$524,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,423
Acres	0.85
Year Built	2022
Type	Residential
Sub-Type	Condominium
Status	Closed
Date Sold	November 28th, 2024

Community Information

Address	90 28 Sparrow Lane
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Vaughan
County	Hants
Province	NS
Postal Code	B0N 2T0

Amenities

Utilities	Electric, Electricity Connected
Parking Spaces	3
Parking	Detached, Single, Double, Heated Garage, Wired, Driveway, Gravel, Parking Spaces(s)
# of Garages	3
Waterfront	Access: Boat, Access: Deeded, Lake Privileges

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Range, Dishwasher, Dryer, Washer, Range Hood, Refrigerator, Water Purifier
Heating	Baseboard, Ductless
# of Stories	1
Stories	One and One Half
Basement	None

Exterior

Lot Description	0.5 to 0.99 Acres, Partially Cleared, Landscaped, Rolling Slope
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

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

Additional Information

Zoning	Res
HOA Fees	58.2
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Red Door Realty(Lunenburg)
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