

\$335,000 - 687 Pioneer Drive, Vaughan

MLS® #202415173

\$335,000

2 Bedroom, 1.50 Bathroom, 847 sqft

Residential on 1.45 Acres

V1, Vaughan, NS

Welcome to 687 Pioneer Dr, a home nestled in the heart of the Falls Lake community of Vaughan. This charming home offers an idyllic escape from the hustle and bustle of city life.

Situated just a stone's throw from the serene shores of Falls Lake, this property seamlessly combines the tranquility of forest living with the thrill of lakeside activities. Step inside and you'll love the open-concept main living area featuring a cozy wood-burning fireplace, perfect for relaxing after a day of outdoor adventures, and a compact kitchen with stylish finishes. The home features two bedrooms, one on each level, the primary offering a balcony where you can take in the beauty of the surrounding forest. A well-appointed 4-piece bathroom with large soaker tub, modern fixtures and rustic charm completes the second level. Step outside onto the large deck overlooking the gardens or tuck away in the gazebo, ideal for morning coffee, evening bonfires, and everything in between. Less than a 2-minute walk down the road, you'll enjoy deeded access to Falls Lake. Set on a generous, secluded lot surrounded by mature trees, this home ensures peace and privacy, while offering opportunities to explore its forest, bird-watch, and immerse yourself in nature. A 10'x20' Old Hickory bunkie, wired and heated, adds space and functionality to the property. Currently set-up as a studio and shop, it could be reimagined as additional living space or a suite. Additional amenities of the home and property include an



efficient heat-pump, mature perennial gardens, and plenty of parking. Centrally-located within 25 minutes to Windsor and 30 minutes to Chester, less than 45 minutes to the Annapolis Valley and just over one hour to HRM, this property offers both comfort and convenience. Whether you're seeking a year-round residence or a seasonal getaway, this forest retreat on Falls Lake is the perfect place to create lasting memories. Don't miss out on this unique opportunity to own your slice of paradise!

Built in 2013

Essential Information

MLS® #	202415173
Price	\$335,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	847
Acres	1.45
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 14th, 2024

Community Information

Address	687 Pioneer Drive
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	No Garage, Gravel
Waterfront	Access: Boat, Access: Deeded, Lake Privileges, Access: Public

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Electric Range, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Ductless, Stove
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Vinyl Siding, Wood Siding
Foundation	Slab

School Information

Elementary	Windsor Forks District School
Middle	West Hants Middle School
High	West Hants Education Centre

Additional Information

Zoning	General Resource
HOA Fees	396.75

Listing Details

Listing Office	Exit Realty Town & Country
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