

\$499,900 - 1957/1959 Highway 14, Vaughan

MLS® #202424255

\$499,900

4 Bedroom, 2.50 Bathroom, 2,200 sqft

Residential on 0.90 Acres

V1, Vaughan, NS

Incredible investment opportunity on Murphy Lake in Vaughan! This 2 unit duplex offers endless possibilities, whether you're looking for an income-generating property, potential Airbnb, a spacious in-law suite, or the ideal setup to live on one side and rent out the other to cover your mortgage. Enjoy lakeside living with swimming, canoeing, or simply relaxing by the water from your private dock. The first unit is 2 levels with an open-concept design with a wood stove, a beautifully updated kitchen, 2 bedrooms, and 1.5 bathrooms. This unit is fully equipped with a fridge, stove, dishwasher, washer, and dryer. The second unit offers one-level living with 2 bedrooms, 1 bath, a fridge, stove, washer, and dryer. Both units are equipped with energy-efficient ductless heat pumps and separate electrical meters, making it easy to manage utilities. Outside, the large yard, circular driveway, and back deck provide plenty of room for outdoor enjoyment and relaxation, all while taking in the stunning lake views. Ideally located less than 20 minutes from Windsor, 30 minutes from Chester, and under an hour to Halifax. Don't miss out on this fantastic investment opportunity, book your viewing today!



Built in 1913

Essential Information

MLS® # 202424255

Price \$499,900

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,200
Acres	0.90
Year Built	1913
Type	Residential
Sub-Type	Duplex
Style	Bungalow
Status	Closed
Date Sold	February 3rd, 2025

Community Information

Address	1957/1959 Highway 14
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	No Garage, Circular Driveway, Gravel
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	Secondary Suite, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes

Basement Unfinished

Exterior

Lot Description 0.5 to 0.99 Acres, Cleared, Landscaped, Level
Roof Asphalt
Construction Wood Siding
Foundation Block, Concrete Perimeter

School Information

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

Additional Information

Zoning GR

Listing Details

Listing Office Royal LePage Atlantic - Valley(Windsor)

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