

\$449,900 - 102 44 Blue Jay Way, Vaughan

MLS® #202505322

\$449,900

3 Bedroom, 3.00 Bathroom, 1,200 sqft
Residential on 0.64 Acres

V1, Vaughan, NS



Welcome to your brand-new home in Falls Lake Resort, an ideal setting for full-time living or a profitable Airbnb investment. This 3-bedroom, 3-bathroom home is designed for modern comfort and efficiency, perfect for downsizers or first-time homebuyers. Located within the Falls Lake Resort condominium community which offers exclusive access to a private beach and boat launch, making it easy to enjoy the lake lifestyle. Inside, youâ€™ll find stylish quartz countertops, cozy living space, durable vinyl plank flooring throughout, and the comfort of two heat pumps for year-round efficiency. Experience the perfect blend of relaxation and convenience in this sought-after lakeside community. Call your Agent to book your showing! Directions to the property: From Hwy 14, to New Ross Road, right on Resort Rd, right on Murphy Lane, left on Blue Jay Way - Lot 102 / Civic 44

Essential Information

MLS® #	202505322
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,200
Acres	0.64
Type	Residential

Sub-Type	Condominium
Status	Closed
Date Sold	October 23rd, 2025

Community Information

Address	102 44 Blue Jay Way
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Vaughan
County	Hants
Province	NS
Postal Code	B0N 2T0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking	No Garage, Driveway, Gravel
Waterfront	Access: Deeded, Lake Privileges

Interior

Interior Features	High Speed Internet
Heating	Baseboard, Ductless
# of Stories	1
Stories	1 3/4 Storey
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	0.5 to 0.99 Acres, Partially Cleared, Landscaped, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter, Slab

School Information

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

Additional Information

Days on Market	202
Zoning	GR
HOA Fees	58.33
HOA Fees Freq.	Monthly

Listing Details

Listing Office Royal LePage Atlantic - Valley(Windsor)

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