

\$279,000 - 154 Canyon Point Road, Vaughan

MLS® #202506736

\$279,000

2 Bedroom, 1.00 Bathroom, 672 sqft

Residential on 0.45 Acres

V1, Vaughan, NS

Affordable, Comfortable Home! Welcome home to this charming 2-bedroom, 1-bathroom property â€” a perfect choice for first-time homeowners or those seeking a peaceful retreat for retirement. Built in 2023 on a solid slab foundation, this modern home offers year-round comfort with a new ductless heat pump (2023) for efficient heating and cooling, new appliances (2023), a 200 AMP electrical panel (2023) ready for future upgrades like a generator or hot tub, a large covered porch, and fresh interior paint throughout (2025). The spacious 19,696 sq. ft lot provides endless potential to personalize with a shed, garage, or garden. This home is not only ideal as a primary residence but also makes for a fantastic seasonal getaway. Located in the desirable Canyon Point Resort Community, this property comes with exclusive access to Falls Lake, including a private dock and boat launch. Just a 2-minute walk to the lake, 10-minute drive to local amenities, and a short 15-minute drive to local ski hill, whether you're hitting the slopes or enjoying the lake, this home offers year-round recreational opportunities and relaxing lifestyle. Enjoy low-maintenance living with annual resort fees that cover well and septic maintenance, road upkeep, and garbage collection. This beautifully maintained home offers an exceptional blend of comfort, location, and serenity â€” truly the perfect place to call home!



Built in 2023

Essential Information

MLS® #	202506736
Price	\$279,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	672
Acres	0.45
Year Built	2023
Type	Residential
Sub-Type	Condominium
Style	Bungalow
Status	Closed
Date Sold	May 1st, 2025

Community Information

Address	154 Canyon Point Road
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, Driveway, Gravel, Parking Spaces(s)
Waterfront	Access: Deeded, Lake Privileges

Interior

Interior Features	High Speed Internet
Appliances	Oven, Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Ductless
Cooling	Ductless
# of Stories	1
Stories	One

Basement None

Exterior

Lot Description Under 0.5 Acres, Partially Cleared, Partial Landscaped, Level, Wooded
Roof Asphalt
Construction Wood Siding
Foundation Slab

School Information

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

Additional Information

Zoning condo
HOA Fees 133.34
HOA Fees Freq. Monthly

Listing Details

Listing Office Royal LePage Atlantic - Valley(Windsor)

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