

\$675,000 - 96 Canyon Point, Falls Lake

MLS® #202509689

\$675,000

3 Bedroom, 2.00 Bathroom, 1,824 sqft

Residential

V1, Falls Lake, NS

Fall in Love at Falls Lake – Your Lakefront Escape Awaits 96 Canyon Point Road | Where Modern Comfort Meets Nature’s Magic Spring has arrived, and Falls Lake is calling. Nestled in one of Nova Scotia’s most sought-after lakeside communities, 96 Canyon Point Road isn’t just a home—it’s a lifestyle. Completely renovated and thoughtfully designed, this waterfront retreat offers the perfect balance of luxury, comfort, and outdoor adventure. With 163 feet of lake frontage, your private beach, dock, and custom fire pit create the ultimate backdrop for sunset stories and spontaneous swims. Whether you’re cruising in the speed boat, putting around on the pontoon boat, paddling a kayak at sunrise or sharing wine by the custom fire pit at night, this property is built for memories. Step inside and experience the magic of owning a completely updated and renovated home with more updates than we can list here. A home with open-concept living.

A show-stopping kitchen island anchors the space, ideal for family feasts or après-lake cocktails. The living room flows effortlessly for connection and conversation, while spa-inspired bathrooms and three beautifully appointed bedrooms ensure every guest feels at home. The main-level bedroom offers easy accessibility, while the upstairs retreat includes a private balcony overlooking the water—a front-row seat to morning coffee and misty lake views. Outside, a south-facing deck with glass railings invites you to soak up the sun all day



long. Slip into the lake for a swim let lake life melt your stress away. And if you're dreaming big, the walkout basement is ready for your imaginationâ€”a guest suite, a games room, or even a home theatre. This home is as practical as it is beautiful, with a metal roof and year-round functionality. Just minutes from Ski Martock, scenic walking paths, and ATV trails, youâ€™re never far from your next adventure. City life will wait. But the lake? Itâ€™s ready now. ?? Welcome to your next chapter

Built in 2007

Essential Information

MLS® #	202509689
Price	\$675,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,824
Year Built	2007
Type	Residential
Sub-Type	Condominium
Status	Closed
Date Sold	September 25th, 2025

Community Information

Address	96 Canyon Point
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Falls Lake
County	Hants
Province	NS
Postal Code	B0N 2T0

Amenities

Utilities	Electric, Electricity Connected
Parking	Driveway, Gravel

View	Lake
Is Waterfront	Yes
Waterfront	Lake, Access: Deeded, Lake Privileges

Interior

Heating	Forced Air, Heat Pump
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Landscaped
Roof	Metal
Foundation	Concrete Perimeter

School Information

Elementary	Windsor Elementary 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
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