

\$550,000 - 22 Sunshine Lane, Vaughan

MLS® #202510741

\$550,000

3 Bedroom, 2.00 Bathroom, 1,328 sqft

Residential

V1, Vaughan, NS

Living in a lakefront property offers a serene lifestyle characterized by beautiful sunrises, abundant sounds of nature, and a preference for staying home over engaging in the hustle and bustle of everyday life. This three-bedroom, two-bathroom home has been updated with an entirely new kitchen in 2021. Many of the pine ceilings have been painted, new light fixtures have been installed, and an upper glass railing system has been added to fully appreciate the lake view from the primary bedroom. The property also includes a 24x24 heated two car garage with loft space. Heating and cooling are efficiently managed with two heat pumps, baseboard heaters, and a generator panel for power outages. The property is part of a condominium community, \$800 per year for road maintenance, beach upkeep, garbage and snow removal, and septic system care. Nearby trails are easily accessible, and the quiet neighbors on the street are friendly full-time residents. Owners have access to three lakes, a nearby gas station and convenience store, as well as golf courses and skiing facilities just minutes away. Murphy Lake is ideal for smaller watercraft such as kayaks, canoes, paddleboards, and small aluminum boats.



Essential Information

MLS® # 202510741

Price \$550,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,328
Type	Residential
Sub-Type	Condominium
Status	Closed
Date Sold	July 21st, 2025

Community Information

Address	22 Sunshine Lane
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 Spaces	4
Parking	Detached, Double, Heated Garage, Wired, Driveway, Gravel, Parking Spaces(s)
# of Garages	2
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	High Speed Internet
Appliances	Propane Cooktop, Oven - Propane, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
Cooling	Ductless
# of Stories	1
Stories	One and One Half
Basement	None

Exterior

Exterior Features	Dock
Lot Description	Cleared, Landscaped, Rolling Slope
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	67
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Royal LePage Atlantic (New Minas)
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