

\$344,000 - 595 Pioneer Drive, Vaughan

MLS® #202512828

\$344,000

3 Bedroom, 1.00 Bathroom, 936 sqft

Residential on 1.37 Acres

V1, Vaughan, NS

Year-Round Escape or Proven Income Property in the Heart of Cottage Country, a charming 3-bedroom, 1-bathroom retreat nestled in the scenic community of Vaughan, Nova Scotia. Perfectly situated in the heart of Cottage Country and just a short walk from the beautiful access point to Falls Lake, this fully furnished home offers the best of lakeside living—whether you’re seeking a year-round residence, seasonal escape, or income-generating rental. Step inside and feel instantly at home with a warm, pine-accented interior that exudes rustic charm. Ideal for gatherings with family and friends, and thoughtful touches throughout the property make relaxation effortless. The primary bedroom features its own private deck—perfect for morning coffees or evening stargazing—while the 12x12 screened-in gazebo and hot tub invite you to unwind outdoors in every season. This property is being sold fully furnished and stocked, right down to the kitchenware, games, kayaks, and more. Simply arrive and enjoy, or seamlessly take over a thriving short-term rental business with a strong track record of success. Income details are available upon request for serious buyers looking to continue the property’s profitable operation. A spacious 24x24 garage offers ample storage for vehicles, recreational equipment, or play space currently set up with a pool table and more. When it’s time to explore, you’re perfectly positioned—just minutes from Ski Martock, Bent Ridge Winery,



two golf courses, ATV trails, and even a corner store/NSLC for added convenience. Whether youâ€™re dreaming of a lakeside lifestyle, looking to invest in a turn-key rental property, or both, 595 Pioneer Drive delivers the complete package in one of Nova Scotiaâ€™s most desirable cottage regions. Donâ€™t miss this rare opportunity to own a slice of year-round paradise. *Please note HST is applicable over and above to purchase price

Built in 1999

Essential Information

MLS® #	202512828
Price	\$344,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	936
Acres	1.37
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 2nd, 2025

Community Information

Address	595 Pioneer Drive
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
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Parking Spaces	2
Parking	Detached, Double, Gravel
# of Garages	2
Waterfront	Access: Deeded, Lake Privileges

Interior

Interior Features	High Speed Internet
Appliances	Stove, Washer/Dryer, Refrigerator, Water Purifier
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Partially Cleared, Landscaped
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	G1
HOA Fees	396.75

Listing Details

Listing Office	Exit Realty Town & Country
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