

\$399,000 - 95 White Tail Pass, Vaughan

MLS® #202515517

\$399,000

2 Bedroom, 1.00 Bathroom, 1,416 sqft

Residential on 2.98 Acres

V1, Vaughan, NS

Enjoy easy one-level living in beautiful Chateau Village. This charming 2-bedroom, 4-piece bath bungalow sits on 2.98 private acres, surrounded by trees and nature. Very private setting, located just 15 minutes from Windsor and about 1 hour to Halifax International Airport. Originally developed as part of Cottage Country, the area is now home to a mix of seasonal and year-round residents. Recent upgrades include a new roof and windows. Inside, the home features a bright, open layout with a cozy wood stove for cool nights and a heat pump for year-round efficiency. A sunny family room (could be a Primary bedroom) and a large deck are perfect for relaxing. The home office is ideal for remote work, with strong cell service and high-speed internet. The property also features several outbuildings, including a wood shed, a cozy bunkie, a gazebo, and a chicken coop, providing great flexibility for hobbies or guests. Deeded access to trails and Falls Lake provides excellent opportunities for canoeing, kayaking, fishing, and ice skating in winter. Just 10 minutes from Ski Martock and close to lakes, trails, wineries, and local farm markets.



Built in 1994

Essential Information

MLS® # 202515517

Price \$399,000

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,416
Acres	2.98
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	August 15th, 2025

Community Information

Address	95 White Tail Pass
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, Gravel
Waterfront	Access: Boat, Access: Deeded, Lake Privileges

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer - Electric, Washer, Refrigerator
Heating	Baseboard, Ductless, Stove
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Hardwood Bush, Landscaped, Rolling Slope, Sloping/Terraced, Softwood Bush, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

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

Additional Information

Zoning	GR
HOA Fees	524.88

Listing Details

Listing Office	Royal LePage Atlantic - Valley(Windsor)
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