

# \$499,000 - 30 Vaughn Road, Western Shore

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MLS® #202516751

**\$499,000**

3 Bedroom, 2.00 Bathroom, 1,964 sqft

Residential on 0.75 Acres

A2, Western Shore, NS

A Charming Coastal Retreat Between Chester and Mahone Bay Available for purchase for the first time, this lovingly maintained and updated home has been in the same family for over 80 years. Ideally located within walking distance to the Oak Island Resort & Inn, this delightful property offers the perfect blend of timeless charm and modern comfort.

Extensively renovated in 2010, including a thoughtful addition on both levels, this spacious 3-bedroom, 2-bathroom home is designed for easy living and entertaining. Step inside to a warm and welcoming layout featuring gleaming hardwood floors, a bright white kitchen, and a cozy main-floor bedroom and laundry room for added convenience. The beautifully landscaped grounds are a gardener's dream, with established perennial beds and low-maintenance composite decking—perfect for soaking in the peaceful surroundings and ocean air. Set in a vibrant and active community, you'll enjoy nearby golfing, sailing, hiking trails, and access to the gym and pool facilities at Oak Island Resort. Whether you're looking for a year-round residence or a weekend getaway, this is your opportunity to embrace the lifestyle of Nova Scotia's sought-after South Shore. Don't miss your chance to own this special piece of coastal paradise.



## Essential Information

MLS® #	202516751
Price	\$499,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,964
Acres	0.75
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 12th, 2025

### Community Information

Address	30 Vaughn Road
Area	South Shore
District	405-Lunenburg County
Sub-District	A2
City	Western Shore
County	Lunenburg
Province	NS
Postal Code	B0J 3M0

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Parking Spaces(s), Paved
# of Garages	1

### Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Microwave, Refrigerator
Heating	Baseboard, Furnace, Heat Pump
# of Stories	1
Stories	1 3/4 Storey
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped, Level
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Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Chester District Elementary School
Middle	Chester Area Middle School
High	Forest Heights Community School

### **Additional Information**

Days on Market	67
Zoning	RU

### **Listing Details**

Listing Office	Royal LePage Atlantic
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