

\$429,900 - 141 Canyon Point Road, Vaughan

MLS® #202517241

\$429,900

3 Bedroom, 1.50 Bathroom, 1,360 sqft

Residential on 0.54 Acres

V1, Vaughan, NS

Discover your Nova Scotia dream at 141 Canyon Point “ where doers and dreamers come to live their best life! This stunning 3-bedroom, 1.5-bath raised bungalow sits on one of Canyon Point’s largest lots in a year-round road community just steps from Falls Lake access. Modern comfort meets cottage charm with vaulted ceilings, three brand-new heat pumps, a completely renovated kitchen showcasing quartz and granite countertops, and all-new LG appliances. A covered screened porch and beautiful landscaping create the perfect backdrop for peaceful country living. Built in 2008, this 1360 sq ft gem features a rare finished walk-out basement with additional bedroom, half-bath, and second living room; perfect for hosting guests. And, the 20x24 detached wired garage provides plenty of storage for toys and tools. Adventure awaits year-round; swim, kayak, and paddleboard in summer, then ice skate and snowshoe in winter. Ski Martock beckons just 20 minutes away, while Bent Ridge Winery, golf courses, and ATV trails provide endless entertainment. The convenient condo association handles well, septic, and road maintenance, making ownership effortless. Whether seeking a permanent residence or cottage retreat, this property offers the quintessential Nova Scotia experience; less than 30 minutes from Windsor, one hour from Halifax and yet surrounded by nature’s playground. Come see what life can be like at Falls Lake!



Built in 2008

Essential Information

MLS® #	202517241
Price	\$429,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,360
Acres	0.54
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow, Cottage/Camp
Status	Closed
Date Sold	September 2nd, 2025

Community Information

Address	141 Canyon Point Road
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, Other
Parking Spaces	2
Parking	Detached, 1.5, Wired, Driveway, Gravel
# of Garages	2
Is Waterfront	Yes
Waterfront	Lake, Access: Deeded, Lake Privileges

Interior

Interior Features	High Speed Internet
-------------------	---------------------

Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

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

School Information

Elementary	Windsor Forks District School
Middle	West Hants Middle School
High	West Hants Education Centre

Additional Information

Zoning	GR
HOA Fees	133
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Engel & Volkers
----------------	-----------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 25th, 2025 at 1:32pm ADT