

\$599,900 - 18 3 Eagle Lane, Vaughan

MLS® #202521031

\$599,900

2 Bedroom, 1.00 Bathroom, 1,032 sqft

Residential on 0.58 Acres

V1, Vaughan, NS

Absolute heaven, nature abounds on your LAKEFRONT home, cottage or investment, on a little cove on Falls Lake. Tucked into the trees you'll find all the privacy you'd like but remain a short drive to amenities. This year round home truly has it all, a private sandy beach with your own boat launch, a wharf and dock and even a working lighthouse to guide your boat back after dark! This home has been meticulously & lovingly maintained by the same owners who built it 14 yrs ago. Inside you will find two generous bedrooms with good sized closets, a main bath, recently updated with granite vanity and a walk-in shower. A well appointed kitchen makes entertaining a delight and with the open concept living room, you won't miss out on any of the fun. A 10 month Sunroom was added in 2019, fully finished with floor to ceiling windows that fully open giving you endless lake views & tons of sunshine. Your large deck will seat you and your friends on those beautiful summer evenings. Your car will stay snow/ice free under the new car port. Brand new, fully paid off Solar panels will provide much of your electricity needs, ensuring a nominal electric bill. A 12X16 foot studio with built in cupboards and drawers is a perfect workshop, crafting space or even potentially another living area. It's heated and has it's own electric panel. A spacious tool shed and recycle shed keep all your outside items safe and dry. The home also includes 7500volt generator with outlet, providing peace of mind. Properties on Eagle



Lane are seldom available, don't miss out!

Built in 2011

Essential Information

MLS® #	202521031
Price	\$599,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,032
Acres	0.58
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	September 30th, 2025

Community Information

Address	18 3 Eagle Lane
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Vaughan
County	Hants
Province	NS
Postal Code	B0N 2T0

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking	Carport, Driveway, Paved
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Access: Boat, Lake Privileges

Interior

Interior Features	High Speed Internet
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Appliances	Electric Range, Dishwasher, Dryer, Washer, Refrigerator, Water Purifier
Heating	Baseboard, Ductless, Stove
Cooling	Ductless
Fireplace	Yes
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Dock
Lot Description	0.5 to 0.99 Acres, Partially Cleared, Partial Landscaped, Level
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

Days on Market	28
Zoning	condo
HOA Fees	116.66
HOA Fees Freq.	Monthly

Listing Details

Listing Office	RE/MAX Nova
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