

\$549,900 - 269 Village Path, Vaughan

MLS® #202523611

\$549,900

3 Bedroom, 2.00 Bathroom, 1,300 sqft
Single Family on 4.72 Acres

Vaughan, Vaughan, Nova Scotia

Welcome to this charming half-log designed home nestled on 4.72 private acres, offering the perfect blend of rustic character and modern efficiency. This home provides a warm and inviting retreat surrounded by nature, yet thoughtfully equipped with cutting-edge technology for today's lifestyle. At the heart of the home is a state-of-the-art 7.2kW solar system, professionally installed in 2023 and backed by a 25-year warranty. Generating 55 to 65% of the home's electricity, this system dramatically lowers utility costs while reducing your environmental footprint. Complementing this system is a Tesla Powerwall-2.0 battery system, delivering seamless backup power during outages to ensure your comfort and security never falter. Energy production and usage can be tracked and controlled in real-time through the Tesla app, offering convenience, transparency, and peace of mind. This property has brand new 18,000 BTU heat pump on the main level, a wood stove, large wrap-around deck, detached garage, deeded access to Falls Lake Beach and Murphy Lake Beach, greenhouse for the green thumbs and so much more. While the expansive acreage provides ample space for gardening, recreation, or simply enjoying the tranquility of the outdoors. With the perfect balance of country charm and sustainable living, this property offers not only a beautiful place to call home, but also a smart investment in energy independence and resilience. The lower level is a converted



garage - 300 square feet is included in the TLA as this area is used as a family rec room plus work out space. The lower level has in-floor heat, a garage door, painted cement floor, toilet and is fully drywalled. Don't miss your opportunity to make your move and upgrade your lifestyle! (id:6289)

Built in 2008

Essential Information

| | |
|----------------|---------------|
| Listing # | 202523611 |
| Price | \$549,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Square Footage | 1,300 |
| Acres | 4.72 |
| Year Built | 2008 |
| Type | Single Family |
| Sub-Type | Freehold |

Community Information

| | |
|-------------|------------------|
| Address | 269 Village Path |
| Subdivision | Vaughan |
| City | Vaughan |
| Province | Nova Scotia |
| Postal Code | B0N2T0 |

Amenities

| | |
|--------------|--------------------------------------------------|
| Amenities | Beach |
| Features | Treed, Sloping, Balcony |
| Parking | Attached Garage, Detached Garage, Garage, Gravel |
| # of Garages | 3 |

Interior

| | |
|--------------|------------------------------------|
| Appliances | Stove, Dryer, Washer, Refrigerator |
| Cooling | Heat Pump |
| # of Stories | 2 |
| Has Basement | Yes |

Basement Walk out

Exterior

Exterior Wood siding
Exterior Features Partially landscaped
Foundation Poured Concrete

Listing Details

Listing Office Royal LePage Atlantic - Valley(Windsor)



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