

\$799,000 - 1075 ELDER Drive

Listing ID: 40314179

\$799,000

5 Bedrooms, 3 Bathrooms, 20.27 acres

Single Family

1075 ELDER Drive, Lake Of Bays, Ontario,
P0A1H0

Welcome to the beautiful enclave of Port Cunnington. This beautiful large home is situated on over 20 acres of mixed hardwood forested trails, with beautiful level park-like lawns to the road. So many options of use including a large family home, multi-generational home, recreational use or potential severance with over 1800 feet of frontage on Elder Drive. Situated on an elevated level clearing back from the road the entire home is clad in beautiful Angel Stone. New roof and shingles with 5/8 plywood completed in 2020. Vast park-like lawns expand into mixed-hardwood trails and ravine for endless ATV, hiking or maple syrup production. Adding to the value of the outside use are numerous outbuildings including a large detached garage/ workshop with hydro close by, and a wired in 10,000 Watt generator. Two other sheds provide ample storage for outside toys, or could be converted into studio use. Furthermore the home is minutes away from Port Cunnington boat launch on Lake of Bays. Inside the home are two levels of spacious living, with newly installed German engineered flooring through out. Spacious bedrooms and baths are on main and lower levels. Two main level living rooms give an open concept feel while

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allowing for separation and privacy. The formal dining room will hold large gatherings, and holds commanding views of the grounds. The large deck over the garage is conveniently located just off the open concept kitchen. There's even more room to expand the lower level into more living, while currently being used for storage and utility. The upgrades, privacy and value in this property with proximity to spectacular Lake of Bays can be yours. Call for a viewing. (id:37775)

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Listing Office: Royal LePage Lakes Of Haliburton, Brokerage, Haliburton