

\$1,450,000 - 13502 HIGHWAY 35

Listing ID: 40328348

\$1,450,000

4 Bedrooms, 3 Bathrooms, 0.86 acres

Single Family

13502 HIGHWAY 35, Minden, Ontario,
K0M2K0

SANDY BEACH front home on sought after Mountain Lake in Minden. 2 lake chain system connecting with Horseshoe Lake. Mountain lake is excellent for swimming, fishing & boating, just 5 minutes to the town of Minden with easy access to Highway 35. 330 feet of frontage with approx. 100 feet of sandy beach waterfront; the remaining frontage is a creek that runs along the property line. Child friendly wade in, 140' dock in box included. Landscaped yard with large fire pit seating area and Gazebo. Fully winterized, over 3000 total sq feet built in 2010 with ICF on both levels. Main level features bright open concept kitchen/living/dining room with hardwood flooring throughout. Granite countertops with large island seating for 5, oversized fridge/freezer combo unit. Living room features cathedral ceiling, propane fireplace and large windows for full lake views. Primary bedroom features walk out to front deck, walk in closet, ensuite with main floor laundry. Low maintenance composite decking with glass view railings across the full upper level. Lower level of the main home provides a rec room with walk out entrance. Fully contained accessory apartment provides 2 additional bedrooms, full kitchen and 4-pc bathroom with

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washer/dryer hook ups. 20x24 Bunkie featuring 2 bedrooms, kitchen and bathroom with an outdoor heated shower. Bunkie is not winterized. Capitalize on income producing potential with the accessory apartment and bunkie or make it your very own home, the possibilities are endless here! Love where you live and discover Haliburton County's truly unique 4-season playground. (id:37775)

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Listing Office:RE/MAX PROFESSIONALS NORTH, BROKERAGE, MINDEN