

\$499,000 - 1057 TAG ALDER Trail

Listing ID: 40343830

\$499,000

3 Bedrooms, 1 Bathrooms, 0.69 acres

Single Family

1057 TAG ALDER Trail, Minden, Ontario,
K0M2A1

4-season riverfront getaway! A quiet private road guides you into this updated 3-bedroom, 1-bathroom year-round cottage or home. The front entrance brings you into the open-concept principal rooms, with the updated galley kitchen to your left and the living and dining area to your right. The perfect location to gather on cool and rainy days with a WETT-certified woodstove and large windows overlooking the property. A walkout from the living area brings you out onto the large deck wrapping around two sides of the property. Enjoy fantastic views over the river while you enjoy your coffee in the morning or BBQ for friends and family. Completing this classic getaway are two good-sized bedrooms, a 4-piece bathroom, and a large laundry/storage room. The cottage was recently updated, including the bathroom, complete water system with a heated line, UV filtration, and new hot water tank, the cottage was painted throughout and a new heat pump was installed to supplement the baseboard heating & woodstove. Adding to your living area is a recently renovated bunkie just steps from the cottage, which has been spray-foamed and completed with new pine walls/ceiling and new vinyl flooring. Located on one of the widest parts of the

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river, this property enjoys over 320 feet of frontage on the river with a large dock and great deep-water swimming. Enjoy kayaking or canoeing along the beautiful Irondale River or good fishing. This beautiful park-like setting features ample storage space with a large shed for your toys and a wood shed close to the cottage.

Located just 10 minutes from Kinmount for the essentials, 20 minutes from Minden, and 2 hours from the GTA. Book your private viewing today! (id:37775)

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Listing Office:CENTURY 21 GRANITE REALTY GROUP INC., BROKERAGE, MINDEN