

Listing ID: 40349499

\$1,575,000

3 Bedrooms, 2 Bathrooms, 1397

Single Family

167 MENOMINEE LAKE Road N,
Huntsville, Ontario, P1H2J3

Welcome to 167 North Menominee Lake Road! Located just 15 minutes from downtown Huntsville and 5 min. from the quaint village of Baysville, this four season cottage has been a personal retreat and a short term rental property. The property itself is half an acre with 100ft. of east facing waterfront. Shallow entry from the shoreline and deep water off the dock present the both worlds. You will find the grounds landscaped, along with two storage sheds, one situated by the water and the other just off the driveway. The main floor consists of the primary bedroom, main bath, another bedroom and open concept living room with propane fireplace and kitchen area. The large sunroom consists of a spot to lounge and dine both offering tranquil water views. Step out onto the deck to dine, bbq and just plain enjoy those water views. Off of the dining area, step out into the gazebo with hot tub, ideal for use anytime of the year and also offering a lake view. The lower level consists of rec room area with walkout, bedroom, den and laundry room. Continue to stay cozy in those cooler times with another propane fireplace. The cottage is being offered turn key inclusive of furnishings, less some exclusions. While the majority of the lake is developed, there is a

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large portion in the southwestern part, that remains undeveloped and where a large protected wetland and Crown Land exist.

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Last Modified: 23/11/2022 09:22:23 AM

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