

\$785,000 - 40 Hoover Point Lane, Selkirk

MLS® #40770033

\$785,000

2 Bedroom, 1.00 Bathroom, 990 sqft

Single Family on 0.00 Acres

065 - Rainham, Selkirk, Ontario

This stunning year-round lake house is situated on a 1/3 acre lot in a highly sought-after community nestled in the heart of Selkirk Cottage Country. Boasting direct waterfront access, the property includes 73 feet wide and 75 ft deep of private shallow entry beach with a mix of sandy sections, and smooth limestone, perfect for evening bonfires. Enjoy picnics on the beach, taking in the sun and listening to the waves. The fully fenced backyard, protected by a storm-resistant warranty, ensures privacy and security. The house itself is a blend of modern convenience and nautical charm, featuring newer plumbing, electrical systems, heating, and air conditioning. The open-concept main cottage with vaulted ceilings offers breathtaking lake views from the kitchen and living area. The master bedroom comfortably fits a king-size bed, while the second bedroom accommodates a queen-size bed and a single bed, and there's also a play loft. Additional living space is provided by a private bunkie, perfect for those needing a quiet workspace or an extra sleeping area. The property includes a large garage capable of storing a boat, a BBQ, a fire pit, an indoor fireplace, a hot tub, and air conditioning. Located on a private road in a tranquil area, the cottage is above water level, outside any flood zone, and protected by a concrete break wall with riparian rights. Hot Tub Included. This is one you don't want to miss!! (id:6289)



Built in 1940

Essential Information

Listing #	40770033
Price	\$785,000
Bedrooms	2
Bathrooms	1.00
Square Footage	990
Acres	0.00
Year Built	1940
Type	Single Family
Sub-Type	Freehold

Community Information

Address	40 Hoover Point Lane
Subdivision	065 - Rainham
City	Selkirk
Province	Ontario
Postal Code	N0A1P0

Amenities

Amenities	Beach, Golf Nearby, Hospital, Marina, Park, Place of Worship, Schools
Features	Crushed stone driveway, Country residential, Recreational
Parking Spaces	7
Parking	Detached Garage
# of Garages	1
View	Lake view
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Satellite Dish, Stove, Water purifier, Washer, Hot Tub
Heating	Natural gas Other, Heat Pump
Cooling	Ductless
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Foundation

Piled

Listing Details

Listing Office

Sutton Group Summit Realty Inc.



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