

\$1,095,000 - 13914 Hwy 35, Minden Hills (minden)

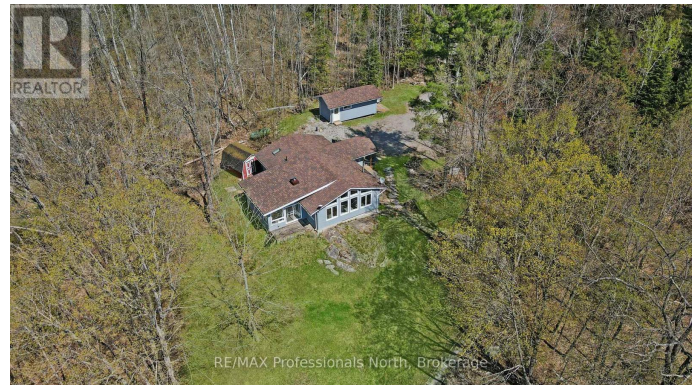
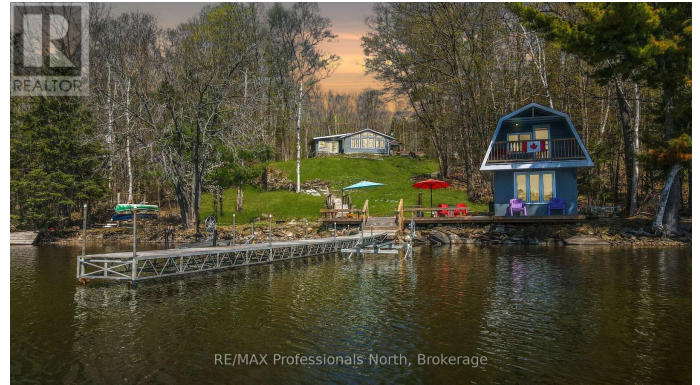
MLS® #X12148017

\$1,095,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Minden, Minden Hills (minden), Ontario

Welcome to Your Dream Lakefront Retreat! Perfectly set up for families and unforgettable childhood memories, this year-round cottage sits on a double lot with 190 feet of pristine shoreline and 1.89 acres of privacy and natural beauty. Located on the shores of Mountain Lake, part of a sought-after 2-lake chain, this property offers the perfect blend of relaxation, recreation, and convenience. Inside, the bright and open-concept living/dining/kitchen area with vaulted ceilings offers panoramic views of the lake. With three bedrooms, two bathrooms, a laundry area, and a cozy entryway, there's room for the whole crew. The primary bedroom is currently set up with three sets of bunk beds, maximizing sleeping space but could be reverted back to a primary oasis. Outside, you'll find everything you need for lakeside fun and relaxation. A meandering path leads to the waterfront that is ideal for all ages, with a gradual, sandy entry that's ideal for young swimmers, plus 10 feet of depth off the end of the dock for diving and boating - truly the best of both worlds! A wood-fired hot tub sits right at the water's edge perfect for soaking under the stars. The outdoor space also features an oversized entertaining deck and plenty of room for games, gatherings, and waterfront fun. The charming 398 sq. ft. boathouse includes a main-level hangout space, a loft for sleeping, and even a balcony to catch warm summer breezes. Additional features: Large toy garage & two storage sheds, Heat pump, A/C,



propane furnace, 200 amp electrical service, Drilled well & 8000W generator & Ample parking for family and guests. Whether you're looking for a peaceful family escape, a place to host multi-generational get-togethers, or a turnkey investment, this lakefront gem is ready for you to make lifelong memories. Located just a 5 minute drive to the vibrant town of Minden for all your essentials & many amenities and within easy reach of the GTA! (id:6289)

Essential Information

Listing #	X12148017
Price	\$1,095,000
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	13914 Hwy 35
Subdivision	Minden
City	Minden Hills (minden)
Province	Ontario
Postal Code	K0M2K0

Amenities

Amenities	Beach, Golf Nearby, Fireplace(s)
Utilities	Electricity, Wireless
Features	Sloping, Guest Suite, Sump Pump
Parking Spaces	8
Parking	Detached Garage, Garage
# of Garages	2
View	View, Lake view, View of water, Direct Water View

Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Hot Tub, Water Heater, Water softener, Water Treatment
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Wood
Lot Description	188 x 398 FT 1/2 - 1.99 acres
Foundation	Block

Listing Details

Listing Office	RE/MAX Professionals North
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