

\$565,000 - 1027 Current Trail, Minden Hills (minden)

MLS® #X12264446

\$565,000

2 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Minden, Minden Hills (minden), Ontario

Gull River Year Round Home or Cottage! This four season home is charming with a fantastic view of the Gull River and sunsets. Minutes south of Minden it is easy to get to on this year round private road. The spacious 21 x 13 living and dining area open onto the front deck with the hot tub off to the side. Imagine sitting in the hot tub year round enjoying the natural setting, no neighbours across the river and watching the sunset!! The kitchen was updated recently and offer lots of storage and lots of prep area. The island has a butcher block and the matching countertop as well, this is portable. The mudroom is spacious when you arrive home. The woodstove in the family room keeps everyone warm in the winter months plus you have the propane forced air furnace and electric baseboards if you need them. The smallest bedroom is used as a walk-in closet now but could be changed back. The yard around the house is level with mature gardens, a fire pit, a utility shed, a craft shed and a woodshed. The double garage has a work bench with an electric heater above it. There is a full height basement under the family and bedroom for the water treatment system and extra storage. One of the best parts is you can leave the dock in the water all year long!! Steps into the river as well at the floating dock. Boat into town for live entertainment or down to Gull Lake for miles of boating. (id:6289)



Essential Information

Listing #	X12264446
Price	\$565,000
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	1027 Current Trail
Subdivision	Minden
City	Minden Hills (minden)
Province	Ontario
Postal Code	K0M2K0

Amenities

Amenities	Golf Nearby, Schools, Fireplace(s)
Utilities	Electricity, Wireless, Electricity Connected, Telephone
Features	Irregular lot size, Sloping, Flat site, Carpet Free, Sump Pump
Parking Spaces	8
Parking	Detached Garage, Garage
# of Garages	2
View	River view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Hot Tub, Garage door opener remote(s), Water Heater, Water Treatment, Freezer, Microwave, Stove, Window Coverings, Refrigerator
Heating	Propane Forced air
Fireplace	Yes
# of Stories	1

Exterior

Exterior	Aluminum siding
Exterior Features	Landscaped
Lot Description	97.3 x 111 FT under 1/2 acre
Foundation	Block

Listing Details

Listing Office RE/MAX Professionals North



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