

\$1,699,000 - 1280 Birchview Road, Douro-Dummer

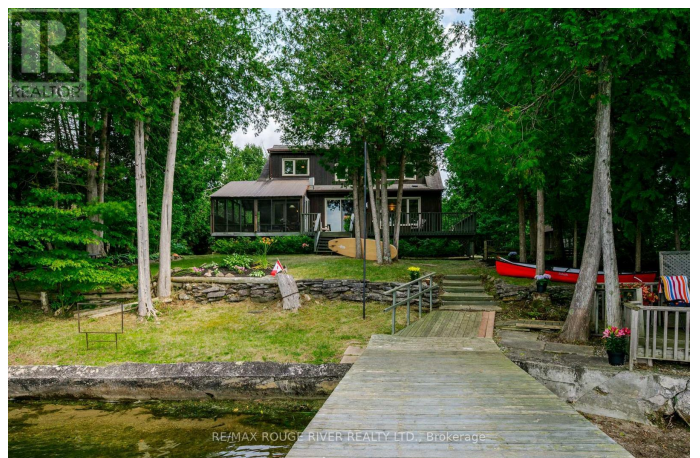
MLS® #X12281604

\$1,699,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Douro-Dummer, Douro-Dummer, Ontario

Enjoy the sunsets on Clear Lake! Over 100 ft of shoreline in a Prime Birchview Road location, gorgeous gently sloping property with only 6 steps to the dock! Wade in sandy/pebbly beachfront for swimming, head left off the dock into pristine Clear Lake, go right to explore the beauty of Stoney Lake. Boat the entire Trent Severn Waterway from your own dock! Dry boathouse with Marine Railway at the waters edge, updated 4 bdrm custom built Cedar home on a 0.62 acre very private treed property on a well maintained year round Municipal road (school bus route). So much to enjoy nearby - Wildfire Golf & Country Club, excellent Marina's & Restaurants, Warsaw Caves, easy drive into Lakefield/Peterborough, 90 mins to the GTA. Enjoy the breeze from the lakeside deck or from the comfort of your large screenroom overlooking the water. Thoughtfully designed home with exposed Nova Scotia Pine beams, solid pine doors, large windows, new Kitchen, new Wetbar in the family room, cozy gas fireplace in the living room, new HVAC system throughout - propane furnace/central air/ductwork (2020) - very large primary bdrm with attached den/nursery or supersized walk-in closet. Upstairs features 3 bdrms & a 4pc bath, the main level also has a guest suite that can be closed off if desired, with an additional bdrm, 3 pc bath and family rm with wet bar - so convenient for family/guests, with a ramp to the side door - when you move here friends and family will want to visit!! The



Kitchen/Dining /Living rooms are well designed to maximize lake views. The lower level has 3 lrg windows, a huge recroom as well as laundry/utility/storage/workshop area. Two additional extra lrg outbuildings for storing your water toys, lovely gardens, lots of parking, completely treed and private from the street as well. 200 amp breakers, UV System & Water softener, long list of inclusions. See the Multimedia link for virtual tour/photo gallery/video/floor plans. Quick closing available if desired. (id:6289)

Essential Information

Listing #	X12281604
Price	\$1,699,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1280 Birchview Road
Subdivision	Douro-Dummer
City	Douro-Dummer
Province	Ontario
Postal Code	K0L2H0

Amenities

Amenities	Beach, Golf Nearby, Marina, Fireplace(s)
Utilities	Wireless
Features	Wooded area, Irregular lot size, Waterway, Guest Suite
Parking Spaces	10
Parking	No Garage
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Water softener, Water Treatment, Dishwasher, Dryer, Furniture, Microwave, Stove, Washer, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Cedar Siding
Lot Description	101 x 310.8 FT ; IRREG 1/2 - 1.99 acres
Foundation	Concrete

Listing Details

Listing Office RE/MAX ROUGE RIVER REALTY LTD.



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