

\$1,789,000 - 1315 Wolf Circle, Algonquin Highlands (sherborne)

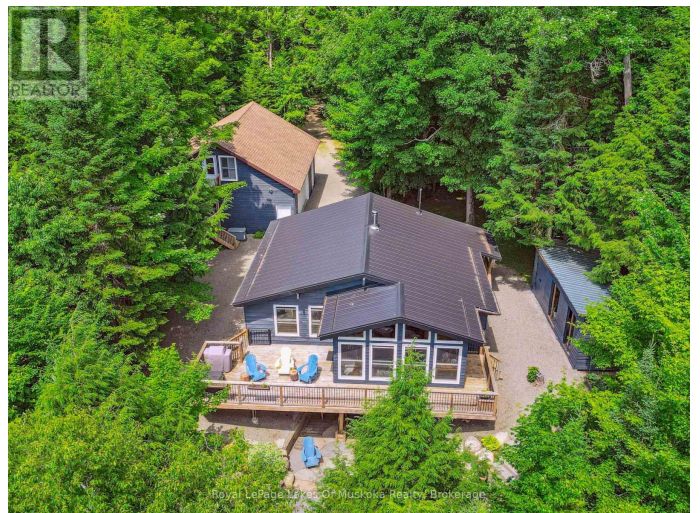
MLS® #X12283352

\$1,789,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Sherborne, Algonquin Highlands (sherborne),
Ontario

Situated on a privately maintained year round road, only 15 minutes from the Village of Dorset, this property is ideal for both year round living or as a vacation property. The private road is easily accessible and a pleasure to walk or bike. Its also safe for children and pets. It is a quiet location both on the water and in the general area. The lakefront faces across to Crown land while the rear of the property backs onto a privately owned 31+ acre private park, aptly named Wolf Sanctuary, owned by the surrounding cottages on Wolf Circle. Ownership share transfers with the purchase of the property. There's a good sense of community on Wolf Circle which adds to the overall appeal. The waterfront location is perfect for those who like to start the day with a quiet paddle or swim while the Sanctuary offers wooded trails to walk or snowshoe. Although the broader areas of Kawagama Lake are just a short distance away, its always calm in Wolf Inlet, even if a gale is blowing up on the open part of the lake. The cottage/home is a very inviting space with lots of natural light and a nestled in the woods feel. The main floor layout is all open concept with 2 bedrooms and a full bath plus a generous sunroom that can double as an additional dining space. The primary bedroom is currently on the lower level. Its perfect for privacy and a stroll to the



inviting gardens or the lake. There has been minimal disturbance to the natural tree cover affording excellent privacy in the beautifully landscaped garden area. There is a substantial double garage with workshop and fitness area, as well as a spacious loft that is currently used as a private office. Good infrastructure components including a drilled well, forced air propane furnace and fully automatic backup generator (17KW Generac). There is a gas fireplace in the primary bedroom and an airtight woodstove on the main floor. Lakeside there is good docking with both shallow water at the shore and deeper water for docking. (id:6289)

Essential Information

Listing #	X12283352
Price	\$1,789,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1315 Wolf Circle
Subdivision	Sherborne
City	Algonquin Highlands (sherborne)
Province	Ontario
Postal Code	P0A1E0

Amenities

Amenities	Fireplace(s)
Parking Spaces	12
Parking	Detached Garage, Garage
# of Garages	2
View	Lake view, Direct Water View

Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, All
Heating	Propane Forced air
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Wood
Exterior Features	Landscaped
Lot Description	151 x 203 FT ; slightly irregular
Foundation	Block

Listing Details

Listing Office	Royal LePage Lakes Of Muskoka Realty
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