

# \$939,000 - 1345 Sinclair Trail, Algonquin Highlands (sherborne)

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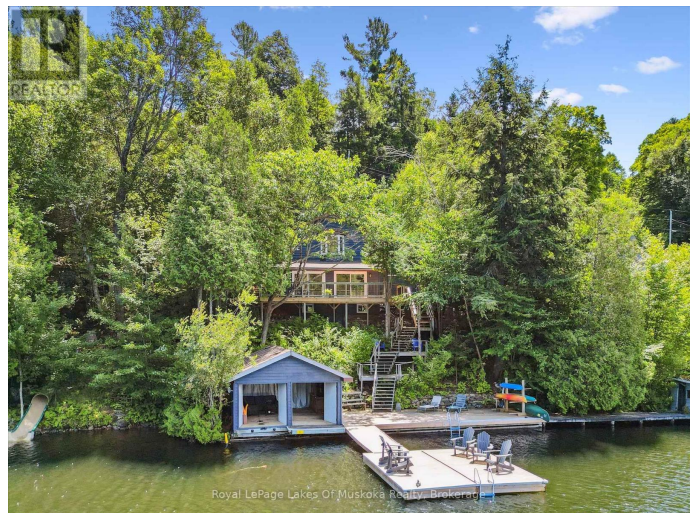
MLS® #X12303726

**\$939,000**

3 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Sherborne, Algonquin Highlands (sherborne),  
Ontario

Kawagama Lake is the largest lake in Haliburton, only slightly smaller in size than Lake of Bays but with far lower cottage density. It is a well-kept secret. There are large expanses of Crown land around the lake which helps retain the Algonquin feel of the setting. It is noted for excellent water quality and good fishing. It connects to two other lakes as well so the recreational possibilities are endless. Loon Bay on Kawagama is also a well-kept secret. It is tucked in at the west end of the lake and while its quiet enough to be peaceful, its the perfect size for great water skiing as well. The cottagers on this bay treasure their privacy so tackling a rocky, bumpy cottage road doesnt slow them down a bit and they wouldnt change it. Its only 1.5 km in length but you need the clearance and AWD of an SUV. Youre only 10 minutes from the Village of Dorset and because vehicles cant speed its safe for kids and pets. It is not a winter road. A good portion of the bay is Crown land, as is the property to the rear of this cottage. ATV and snowmobile trails are nearby. The cottage is an inviting space with 3 bedrooms 2 bathrooms and a beautiful fireplace. Split level design adds interest while the open concept design allows for great entertaining. The living room opens onto a large deck overlooking the lake. The dock on this property is spacious as well and enjoys



sun all day!!! If you or the kids want a place to hang out thats separate from the cottage, you can just head to the boathouse. Its a great place to relax or play games and right next to the lake if you want to jump in for a swim. The waterfront has been designed to allow for kids to have fun with deep water to jump and a water slide right into the lake. A detached garage with extra sleeping and storage space above it rounds out the package. The cottage is fully winterized and is a short sled ride away from winter parking. (id:6289)

**Essential Information**

|            |               |
|------------|---------------|
| Listing #  | X12303726     |
| Price      | \$939,000     |
| Bedrooms   | 3             |
| Bathrooms  | 2.00          |
| Half Baths | 1             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

**Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 1345 Sinclair Trail             |
| Subdivision | Sherborne                       |
| City        | Algonquin Highlands (sherborne) |
| Province    | Ontario                         |
| Postal Code | P0A1E0                          |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Amenities      | Fireplace(s)            |
| Features       | Wooded area             |
| Parking Spaces | 4                       |
| Parking        | Detached Garage, Garage |
| # of Garages   | 2                       |
| View           | Direct Water View       |
| Is Waterfront  | Yes                     |
| Waterfront     | Waterfront              |

## Interior

|              |  |
|--------------|--|
| Appliances   | Water Heater, Central Vacuum, Dishwasher, Dryer, Stove, Washer, Refrigerator |
| Heating      | Electric Forced air  |
| Fireplace    | Yes  |
| # of Stories | 2  |
| Has Basement | Yes  |

## Exterior

|                 |                                 |
|-----------------|---------------------------------|
| Exterior        | Wood                            |
| Lot Description | 130 x 344.7 FT 1/2 - 1.99 acres |
| Foundation      | Block, Poured Concrete          |

## Listing Details

Listing Office      Royal LePage Lakes Of Muskoka Realty



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