

\$1,399,000 - 13540 Highway 35, Minden Hills (minden)

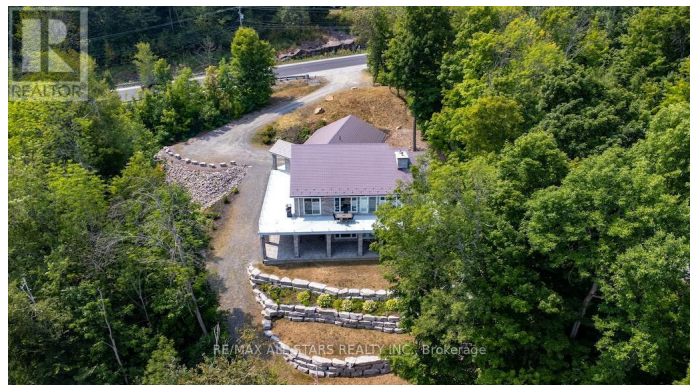
MLS® #X12335124

\$1,399,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Minden, Minden Hills (minden), Ontario

Welcome to 13540 Highway 35, Minden -A Spectacular Executive Retreat on Mountain Lake. This custom-built, 3-bedroom, 2-bath executive home offers over 3,000 sq ft of luxurious year round living space with stunning views and direct frontage on the pristine waters of Mountain Lake. Just minutes to the quaint town of Minden, with shops, chain stores and a hospital for all your needs and wants! Step inside to a bright, open-concept main floor featuring a dream kitchen with granite countertops, a large breakfast bar, and custom cabinetry perfect for entertaining. The spacious living room with fireplace walks out to a massive lake-facing wrap around composite deck with sleek glass railings and in deck lighting, ideal for enjoying breathtaking sunrises and panoramic views. The private sitting room and the elegant primary suite both offer walkouts to the deck, creating seamless indoor-outdoor living. The fully finished lower level boasts a cozy efficient wood-burning fireplace insert, two generously sized bedrooms, and multiple walkouts to interlock patio. From here, enjoy the meticulously tiered and landscaped lot, complete with gabion stone walls, perennial gardens, walkways, a firepit area, and beautiful shoreline access. Additional highlights include tiled in-floor heating throughout the entire living area as well as high-efficiency forced air furnace & central air conditioning. Durable stone exterior with metal tile roofing, oversized double garage with plenty of storage and private



access to the basement. Whether you're looking for a peaceful year-round residence or a luxury waterfront getaway, this one-of-a-kind property delivers elegance, comfort, and natural beauty in equal measure. (id:6289)

Essential Information

Listing #	X12335124
Price	\$1,399,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	13540 Highway 35
Subdivision	Minden
City	Minden Hills (minden)
Province	Ontario
Postal Code	K0M2K0

Amenities

Amenities	Beach, Fireplace(s)
Utilities	Electricity
Features	Irregular lot size, Lighting
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2
View	View, Lake view, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Garage door opener remote(s), Water Treatment, Dishwasher, Dryer, Garage door opener, Microwave, Stove, Washer, Water softener, Refrigerator
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Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stone
Exterior Features	Landscaped
Lot Description	165.3 x 216.7 FT 1/2 - 1.99 acres
Foundation	Concrete

Listing Details

Listing Office RE/MAX ALL-STARS REALTY INC.



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