

\$1,150,000 - 1031 Statesman Drive, Minden Hills (Lutterworth)

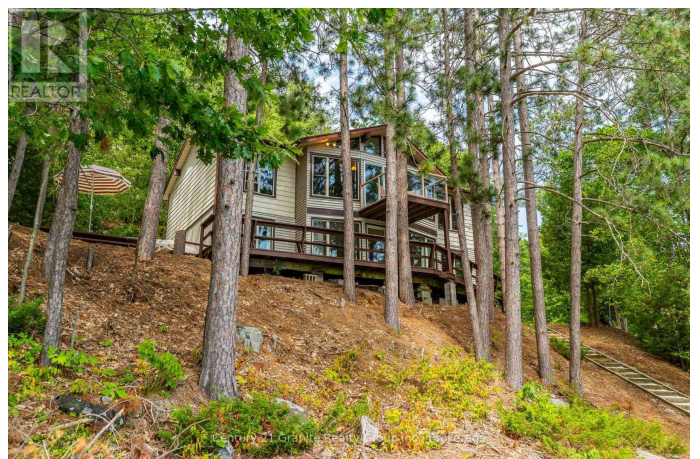
MLS® #X12357532

\$1,150,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Lutterworth, Minden Hills (Lutterworth), Ontario

Escape to your own slice of paradise on sought-after Gull Lake. This immaculately maintained 3-season cottage offers 1,782 sq. ft. of finished space, designed for family, friends, and endless memories. With 4 spacious bedrooms, 2 bathrooms, and 2 kitchens, there's room for everyone to relax and unwind. Lovingly cared for by the same owner for decades, the cottage showcases classic 70s character, soaring cathedral ceilings, and a cozy woodstove. Every detail reflects pride of ownership and timeless charm. Set on a beautifully landscaped 0.70-acre lot with 231 feet of frontage, the setting is nothing short of spectacular. The rare owned shoreline includes two large private sandy beach areas perfect for swimming. With a boathouse, a docking spot for your boat, gradual, well-built stairs leading down to the water. This is a dream property for waterfront living. Additional highlights include a 2-car attached garage with an additional spot for storage. Experience the perfect balance of space, comfort, and natural beauty on one of the areas most desirable lakes. (id:6289)



Essential Information

Listing #	X12357532
Price	\$1,150,000
Bedrooms	4

Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1031 Statesman Drive
Subdivision	Lutterworth
City	Minden Hills (lutterworth)
Province	Ontario
Postal Code	K0M2K0

Amenities

Amenities	Beach
Utilities	Cable, Wireless, Electricity Connected
Features	Hillside, Wooded area, Irregular lot size, Rocky, Sloping, Flat site, Level
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Furniture
Heating	Electric Baseboard heaters
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Apartment in basement

Exterior

Exterior	Aluminum siding, Vinyl siding
Exterior Features	Landscaped
Lot Description	231.8 x 227.2 FT 1/2 - 1.99 acres
Foundation	Block

Listing Details

Listing Office Century 21 Granite Realty Group Inc.



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