

\$449,000 - 256 Elgin Road, Hastings Highlands (mcclure Ward)

MLS® #X12370611

\$449,000

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

McClure Ward, Hastings Highlands (mcclure Ward), Ontario

Escape to peace and privacy on Boulter Lake in Lake St. Peter! This 3-bedroom, 1-bathroom bungalow sits on a gently sloping, 0.85-acre lot with 150 feet of private waterfrontage. A rare find on a lake with no public access, used exclusively by property owners. Offering approximately 1,600 sq. ft. of living space, this home features a blend of oak hardwood and laminate flooring, skylights for natural light, and a spacious pantry off the kitchen. The open layout is warmed by three heat sources, a wood stove, propane stove, and electric baseboards, making it comfortable for year-round living. A Generac generator (wired in) ensures peace of mind, while a detached one-car garage adds storage and convenience. The 2004 addition expanded the home, and the large deck provides the perfect space to enjoy the surrounding nature. With some clearing, you can enhance the view and even build your own dock to fully enjoy the lake. Boulter Lake is the perfect backdrop for families or retirees seeking a quiet retreat. Enjoy swimming, fishing for Salmon and Bass, ATVing in the summer, then switch to skiing and snowmobiling in the winter. This is truly a four-season destination. While the home could use a little TLC, the potential is enormous. Whether you're looking for a family getaway, full-time residence, or retirement retreat, this property offers the opportunity to create your



own lakeside haven. (id:6289)

Essential Information

Listing #	X12370611
Price	\$449,000
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	256 Elgin Road
Subdivision	McClure Ward
City	Hastings Highlands (mcclure Ward)
Province	Ontario
Postal Code	K0L2K0

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity, Electricity Connected
Features	Wooded area, Irregular lot size, Conservation/green belt, Hilly
Parking Spaces	6
Parking	Detached Garage, Garage
# of Garages	2
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Water Treatment, All, Dishwasher, Dryer, Freezer, Furniture, Stove, Washer, Window Coverings, Refrigerator
Heating	Other
Cooling	Window air conditioner
Fireplace	Yes
# of Fireplaces	2

of Stories 1

Exterior

Exterior Vinyl siding
Lot Description 150 x 288.8 FT|1/2 - 1.99 acres
Foundation Wood/Piers

Listing Details

Listing Office RE/MAX COUNTRY CLASSICS LTD.



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