

\$419,900 - 1169 North Kahshe Lake Road, Gravenhurst (morrison)

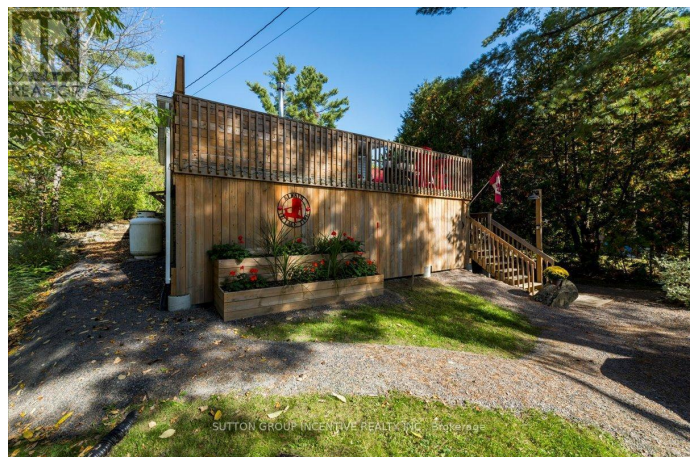
MLS® #X12442127

\$419,900

1 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Morrison, Gravenhurst (morrison), Ontario

Welcome to 1169 North Kahshe Lake Road located in Municipality of Muskoka in the desirable community of Kilworthy! Enjoy the cottage lifestyle at this turn key vacation rental or 4 season home situated on a large treed lot. This home offers a deep private back yard treed exposed rock with a fire pit, a short walk to the beach, extensive front and back yard decking. The home was a 2 bedroom. Please note one of the bedrooms has been converted into a laundry room. Seller will convert the laundry room back to a bedroom if desired (note there will not be a closet), eliminating the laundry room. Home features a nice sized dining area with laminate flooring, table and chairs included, living room with gas fireplace and ceiling fan, 2 pullout sofa beds are included. Pride of ownership is evident as you will notice extensive landscaping and perennial gardens. Many improvements have been made over the past 4 years including shingles with full ice shield, blown in insulation in the attic and crawl space, fully renovated bathroom, heated water line to well, UV lamp and water filtration system, water pump, water heater(owned), baseboard heaters throughout, fireplace (2023), rebuilt driveway with culvert, additional kitchen cupboards, upgraded electrical including a Generlink attached to the hydro meter(requires a generator which is not included), outdoor lights and outlets and freshly painted throughout! Year round



municipally maintained road. Nagaya Beach is for the enjoyment of the Kahshe and Bass Lakes Communities and is \$49/year through KLRA to gain access. Area offers high speed internet, and is close to shopping and amenities. 20 minutes to Orillia, 40 minutes to Barrie and 2.5 hours to Toronto (id:6289)

Essential Information

Listing #	X12442127
Price	\$419,900
Bedrooms	1
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1169 North Kahshe Lake Road
Subdivision	Morrison
City	Gravenhurst (morrison)
Province	Ontario
Postal Code	P0E1G0

Amenities

Amenities	Beach, Marina, Fireplace(s)
Features	Wooded area, Irregular lot size
Parking Spaces	4
Parking	No Garage

Interior

Appliances	Dryer, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Electric Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	52 x 273.6 FT
Foundation	Block

Listing Details

Listing Office SUTTON GROUP INCENTIVE REALTY INC.



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