

\$499,900 - 14 Franklin Street, Curve Lake First Nation 35 (curve Lake First Nation)

MLS® #X12492546

\$499,900

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Curve Lake First Nation, Curve Lake First Nation 35 (curve Lake First Nation), Ontario

This charming bungalow is nestled on the shores of Buckhorn Lake in the serene waterfront community of Beausoleil. It has 100 feet of waterfront with a fabulous south facing open lake view. This quaint two plus bedroom, one and half bath home features outstanding lake views and walk out to a balcony from the primary bedroom. The living room/dining room has a propane fireplace and a commanding lake view. The beautiful sunroom has a stunning lake view and is where you will spend hours watching the changing seasons on the lake. There is a door from the sunroom leading to the deck extending your living out of doors. The lower level offers a rec room, third bedroom, and a new 2 pc bath. There is a walkout to a covered and screened in patio that has a hot tub and sauna overlooking the lake for hours of enjoyment! Imagine relaxing in your hot tub while enjoying the view of the lake. There is a wonderful inground pool that overlooks the lake and is heated to extend your hours of enjoyment later in the season! The pool has had a new liner installed in 2025. NOT FINISHED YET! There is a charming 2 bedroom bunkie which also has stunning lake views and has a door to the lakeside. It has been redone including all new insulation. This wonderful space is where your guests will want to stay. Two sheds and a large T-shaped dock complete this fabulous property! This



wonderful property has had extensive renovations completed in 2025 including new forced air propane furnace and duct work, new central air conditioning, a new water system, new flooring throughout the upper level, bunkie completely redone, new pool liner and the home has been completely freshly painted. This property is located on leased land from the Government of Canada. The land lease is \$3,080.00 + \$1,675.00 for police and fire service, garbage disposal and road maintenance. There is a one time \$500.00 owner transfer fee. There are NO LAND TAXES. New 35 year land lease available. (id:6289)

Essential Information

Listing #	X12492546
Price	\$499,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Leasehold/Leased Land
Style	Bungalow

Community Information

Address	14 Franklin Street
Subdivision	Curve Lake First Nation
City	Curve Lake First Nation 35 (curve Lake First Nation)
Province	Ontario
Postal Code	K0L1R0

Amenities

Amenities	Golf Nearby, Hospital, Fireplace(s)
Utilities	Cable, Electricity, Wireless, Electricity Connected, Telephone
Features	Sloping, Carpet Free, Sump Pump, Sauna
Parking Spaces	4

Parking	No Garage
View	View, Lake view, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Hot Tub, Water Heater, Water Treatment, Dishwasher, Dryer, Freezer, Microwave, Sauna, Stove, Washer, Window Coverings, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Walk out, Separate entrance

Exterior

Exterior	Vinyl siding, Wood
Lot Description	100 x 200 FT 1/2 - 1.99 acres
Foundation	Block

Listing Details

Listing Office RE/MAX HALLMARK EASTERN REALTY



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