

# **\$529,000 - 40 LAKESHORE Drive**

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## **Listing ID: 40462586**

**\$529,000**

2 Bedrooms, 2 Bathrooms, 0.93 acres

Single Family

40 LAKESHORE Drive, Sundridge,  
Ontario, P0A1Z0

This wonderfully maintained brick bungalow just outside the village limits sits on a double sized, private lot and boasts two good sized bedrooms on the main floor with a bright and open living room featuring a natural gas fireplace and dining room with views of the backyard and BBQ deck.

Functional kitchen has tons of storage and for the chef in the family there's a stainless steel convection oven and refrigerator.

Oversized single car garage is attached to the home via oversized and heated mudroom with walk out to a 13' X 11' BBQ deck overlooking your fully fenced, private, landscaped yard. Walk out from the kitchen to the large, private, screened in Muskoka room where you can enjoy relaxing evenings with family and friends. In the back yard there's a large detached, insulated and gas heated garage that is great for the handyman. Walking around the yard you'll be amazed by the peaceful sounds of birds, the buzz of hummingbirds and the quiet solitude of this back yard so close to village.

Tons of room for a young family to have their children play safely in the fully fenced back yard with the family pet. Lower level features rec. room with recently recovered pool table and more than enough room for a home theatre set up on the other side of the

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room. Rec. room also features gas fireplace.  
Lower level also features a separate room  
that could be used as a den/office or a third  
bedroom. (id:49587)

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