

\$1,175,000 - 1111 CLIPSHAM Road

Listing ID: 40470765

\$1,175,000

3 Bedrooms, 3 Bathrooms, 1510

Single Family

1111 CLIPSHAM Road, Kilworthy,
Ontario, P0E1G0

Imagine all this privacy with over 1,050 feet of riverfront, your own rapids, and direct access to Sparrow Lake and the Trent-Severn Waterway. This spectacular riverfront property located on the Kahshe River has not been offered for sale for over 77 years, what an unbelievably rare find. Take a drive down your private road and enjoy the solitude of this 21 acres of land featuring granite rock outcroppings, a well managed wood lot offering plenty of firewood for your fireplace, cross country ski-trails in the winter, with some of the best fishing opportunities in Central Ontario, as well as several boating options on the Trent-Severn Waterway. Located near Kilworthy and only 12 minutes north to Gravenhurst and 20 minutes south to of Orillia on Hwy #11 N, all your amenities, shopping, entertainment, recreation, Golf, entertainment and dining opportunities abound. This one and half storey Home was uniquely designed by the Owner's Father. It features a Natural Field Stone fireplace (with Wood Insert), Drilled well, and Septic System. The main floor boasts a classic country kitchen, with laundry, two (2) pc bathroom, with hardwood floors throughout. The front entrance opens into a spacious foyer, with the kitchen on the left and a

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bright, inviting Living Room on your right. The dining room offers a great space for those large Family Dinners. Leading up the custom wooden staircase you will find 3 spacious bedrooms, a two (2) pc Ensuite, and larger than average 4pc bathroom. This custom home was built so you could enjoy your morning coffee (East), or beautiful Sunset Views with family and friends (West). Don't miss out on this great Riverfront opportunity to finally live your dream! Call today for your personal tour of this one of a kind property! (id:49587)

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Last Modified: 25/09/2023 10:34:44 AM
Listing Office:Royal LePage Quest Brokerage, Orillia