

\$1,188,000 - 1345 SINCLAIR Trail

Listing ID: 40479472

\$1,188,000

3 Bedrooms, 2 Bathrooms, 1.08 acres

Single Family

1345 SINCLAIR Trail, Dorset, Ontario,
P0A1E0

Tranquil Loon Bay on KAWAGAMA LAKE near DORSET (Haliburton's largest lake) offers a compelling waterfront-recreation package, consisting of a well-maintained, 2-level, mostly winterized cottage with 3 bedrooms, 2 bathrooms, spacious open concept kitchen/dining/sunken living room with walkouts to wrap-a-round sundeck, pine & cedar finishes, large garage with work bench & loft quarters above, double boat house, various sheds, lakeside sundeck/cribbed dock with spacious floater with lots of southern sky sunligh (right up to sunsets)t and deep water (approx 20'), 130 ft of variable shoreline includes a sandy beach-like wading area, maturely treed lot & beautiful rock outcroppings and SUNSETS! There are many updated, renovated and replaced aspects of this property (e.g. new windows, roof and so much more) - see Feature Sheet. The property is only a short distance (roughly 10 minutes) from the charming town of Dorset. Finally, a peaceful cottage with no road noise! 1.03 mile seasonal road. Both neighbours on either side of the subject live there year-round and snowmobile in, so the road is hard packed. Loon Bay is ideally situated out of the main flow of boats &

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snowmobiles, at the far west end of the lake. Vast amounts of crown land in the area behind the subject cottage - ideal for hiking, snowmobiling on groomed network of trails, ATVing, snowshoeing, etc. Excellent lake trout & bass fishing in this deep, freshwater lake with 270 feet of depth. Start your family memories here! (id:49587)

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