

\$1,777,000 - 544 Ketchankookem Trail, Mindemoya, Manitoulin Island

MLS® #2118008

\$1,777,000

0 Bedroom, 0.00 Bathroom,
Other on 3.00 Acres

N/A, Mindemoya, Manitoulin Island, Ontario

Discover the enchanting Cedar Grove Cottages, a well-established 12-cottage resort nestled on the sandy shores of Mindemoya Lake with approximately 400' of frontage. This turnkey business boasts a loyal clientele, consistently achieving full bookings from June to middle of October, year after year. The resort features 12 charming cottages with rustic log siding, durable metal roofs, and each includes a private BBQ and porch for relaxing outdoor moments. Fully equipped and furnished, these cottages are ready for immediate operation. Guests can enjoy five docks with sitting areas, ample space for boating, motors and all necessary equipment included, a spacious recreational area where children can engage in various sports, a shared fire pit area for memorable evenings under the stars, and mature cedar trees offering privacy for each cottage. The 5.6 acre property includes a beautiful main home with matching log siding and a metal roof, an attached garage, and a basement workshop that houses the resort's laundry facilities. Live where you work! The home features three bedrooms, 2 bathrooms, a cozy living area, a well-appointed kitchen, an office, and hardwood floors throughout, with a large deck already set up for a hot tub, perfect for unwinding after a long day's work. Situated on the picturesque Mindemoya Lake, the resort is ideal for boating, fishing, and



water sports, with close proximity to a golf course and just a short distance from the town of Mindemoya, providing easy access to local amenities and services. Cedar Grove Cottages is not just a resort; itâ€™s a thriving business with a solid reputation and a history of happy guests. There was full occupancy for the 2024 Season, with 85% occupancy already for 2025. This is a unique opportunity to own a piece of paradise and a profitable venture, all in one. Step into this turnkey operation and continue its legacy of excellence! (id:6289)

Essential Information

Listing #	2118008
Price	\$1,777,000
Bathrooms	0.00
Acres	3.00
Type	Other
Sub-Type	Freehold

Community Information

Address	544 Ketchankookem Trail
Subdivision	N/A
City	Mindemoya, Manitoulin Island
Province	Ontario
Postal Code	P0P1S0

Amenities

Amenities	Picnic Area, Separate Heating Controls
Parking	Parking Space(s), Visitor Parking
Is Waterfront	Yes
Waterfront	Unknown

Interior

Heating	Forced air, Baseboard heaters
Cooling	None

Exterior

Exterior	Log, Wood, Wood siding
Roof	Steel
Foundation	Concrete

Listing Details

Listing Office ROYAL LEPAGE NORTH HERITAGE REALTY, BROKERAGE
(MINDEMOYA)



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