

\$750,000 - 24 Shallow Lake Road W, Mattice-Val Cote

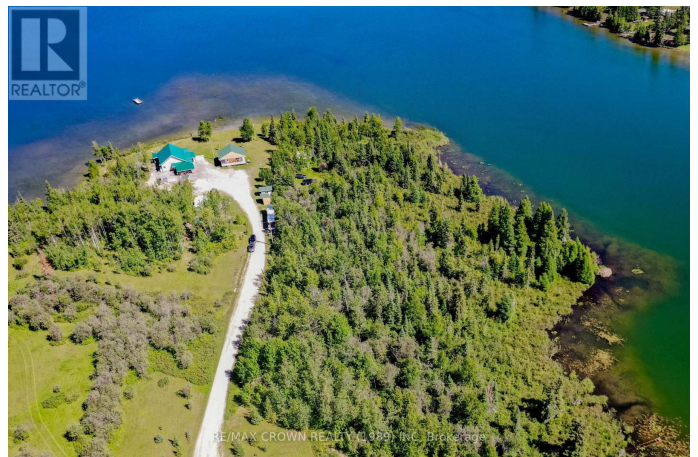
MLS® #T12350026

\$750,000

1 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Mattice-Val Cote, Mattice-Val Cote, Ontario

Welcome to your own slice of paradise! This rare opportunity offers over 6 acres of breathtaking waterfront property on Shallow Lake in Mattice, Ontario. From the moment you arrive, you'll feel the tranquility of nature, with trails to wander, a sparkling lake to swim in, and plenty of space for family, friends, and unforgettable memories. At the heart of this retreat is a stunning 1,260 sq. ft. home built in 2021. Inside, soaring cathedral ceilings rise to 16 feet, accented with striking beams that frame phenomenal views of the lake. The open-concept design flows through the living room, dining area, and kitchen, creating a bright and airy gathering space that feels both cozy and grand. The large bedroom with its 9.9-foot ceiling offers a peaceful retreat, while the spacious bathroom adds comfort with a large shower and grab bars for accessibility. The home allows a second-level expansion for bedrooms. This home was built with function in mind, heated with efficient in-floor heating powered by a propane boiler, and designed to be fully wheelchair accessible. Wide doors, exterior ramps, wraparound decks, and overhanging roofs ensure ease and comfort in every season. Clad in durable metal siding with a matching metal roof and lean-to, the home promises both beauty and longevity. The property also includes a 21x16 gazebo built in 2016, with a loft perfect for card games, a cozy evening, or an extra sleeping area for weekend guests. Nearby, an exterior guest washroom connects



to the approved septic system (2021). A storage shed houses the main breaker system, while five 30-amp power hookups and underground waterlines ready to connect make welcoming camper trailers easy. And then there's the waterfront, a true showstopper. Swim out to the floating dock, soak in the sun, and enjoy the calmness of the lake. Whether it's coffee on the deck, gatherings under the gazebo, or exploring private trails, this property offers endless ways to embrace nature and relaxation. (id:6289)

Essential Information

Listing #	T12350026
Price	\$750,000
Bedrooms	1
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	24 Shallow Lake Road W
Subdivision	Mattice-Val Cote
City	Mattice-Val Cote
Province	Ontario
Postal Code	P0L1T0

Amenities

Utilities	Electricity
Features	Irregular lot size, Wheelchair access
Parking Spaces	8
Parking	No Garage
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Treatment, Dryer, Stove, Washer, Refrigerator
Heating	Other
Cooling	None
# of Stories	1

Exterior

Exterior	Steel
Lot Description	620 x 449.7 FT 5 - 9.99 acres
Foundation	Concrete

Listing Details

Listing Office RE/MAX CROWN REALTY (1989) INC



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