

\$379,900 - 13 McGregor Drive, Otonabee-South Monaghan

MLS® #X12145308

\$379,900

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Otonabee-South Monaghan, Otonabee-South Monaghan, Ontario

Welcome to year-round living at the charming Shady Acres on Rice Lake! This well-maintained two-bedroom, two-bathroom home - proudly owned by just one owner - has been thoughtfully built for durability and comfort. Fully sided and topped with a metal roof, it offers both lasting quality and low maintenance. A full concrete driveway, pathway and pad beneath the home provide added storage, easy upkeep, and peace of mind. A spacious sunroom addition expands your living area, offering even more room to relax or entertain. Designed with accessibility in mind, the home features extra-wide doors and hallways, along with a convenient access ramp at the back. Inside, the open-concept living area is centered around a cozy propane fireplace, perfect for gatherings or quiet evenings. The large eat-in kitchen makes entertaining easy, and from your dining area or covered front porch, you can take in beautiful views of the water. The outdoor spaces of the home are just as cozy, as in side with multiple seating areas. Additional storage for all of your tools and toys is available in the detached shed. Beyond your doorstep, the park offers a vibrant community lifestyle enjoy everything from pickleball and swimming to boating adventures. Launch your personal watercraft from the onsite boat launch and explore the stunning Trent Severn Waterway. Don't miss



this opportunity to enjoy four-season living in a welcoming waterfront community! (id:6289)

Essential Information

Listing #	X12145308
Price	\$379,900
Bedrooms	2
Bathrooms	2.00
Acres	0.00
Type	Single Family
Style	Bungalow

Community Information

Address	13 Mcgregor Drive
Subdivision	Otonabee-South Monaghan
City	Otonabee-South Monaghan
Province	Ontario
Postal Code	K0L2G0

Amenities

Amenities	Beach, Park, Fireplace(s)
Utilities	Cable, Electricity, Wireless, Electricity Connected
Features	Flat site, Wheelchair access, Dry
Parking Spaces	5
Parking	No Garage
View	View of water
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office BOWES & COCKS LIMITED



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