

\$4,249,900 - 1085 Grace Road, Minden Hills (minden)

MLS® #X12293704

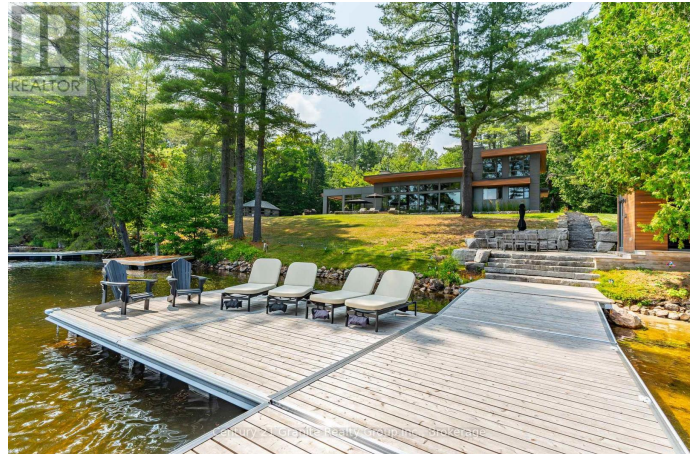
\$4,249,900

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Minden, Minden Hills (minden), Ontario

Escape to Pure Luxury on sought-after Soyers Lake, part of Haliburton's scenic 5-lake chain, where modern comfort embraces classic cottage living with breathtaking sunrises!

Year-round exquisitely updated & thoughtfully designed 4 bedroom, 4 bath waterfront cottage/home with approximately 4000sqft of living space, 2 acres, over 300 of pristine waterfront and gorgeous lake views. Step inside to discover quality custom finishes and a bright, spacious living space where large windows capture breathtaking lake views throughout. Here, you'll find warm walnut finishes throughout, high ceilings & recent top-quality upgrades enhancing both style & functionality while ensuring year-round enjoyment. The main level features a spectacular, custom kitchen made for entertaining family/guests with a walkout to an inviting seasonal room; a generous living room with lake views, wood burning fireplace, retracting media screen & electric window coverings compliment warm finishes; 2 bedrooms w/3 pc ensuites; and mudroom (all on radiant in-floor heating) & ceiling speakers in the LR, Kitchen & Patio area. Upstairs offers 2 further bedrooms w/3 pc ensuites. The lower level includes a Family Room, laundry room & utility rooms. The level lakeside boasts a BBQ patio for dining alfresco and a welcoming firepit patio for memorable bonfires & stargazing. Water fun begins with two large Naylor docking systems to accommodate all the boats/watersports. Deep off the docks, but



the shallow entry sandy beach is perfect for all ages. As a bonus, enjoy a tranquil waterfront sauna & hot tub, especially after a match on the Pickle Ball court. A spacious original log cabin is perfect for storage or an indoor games area. Granite walkways & landscaping and towering trees. The beautifully asphalt paved driveway offers a smooth drive in and ample parking for all the guests. Generac Generator for the entire cottage/home. Close to local amenities/events & trails. See Schedule for list of all improvements. (id:6289)

Essential Information

Listing #	X12293704
Price	\$4,249,900
Bedrooms	4
Bathrooms	4.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1085 Grace Road
Subdivision	Minden
City	Minden Hills (minden)
Province	Ontario
Postal Code	K0M2K0

Amenities

Amenities	Schools, Hospital, Golf Nearby, Beach, Fireplace(s)
Utilities	Electricity, Wireless, Electricity Connected, Sewer
Features	Cul-de-sac, Irregular lot size, Sloping, Lighting, Level, Sauna
Parking Spaces	12
Parking	No Garage
View	View, Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Hot Tub, Oven - Built-In, Range, Garburator, Water Heater, Water Treatment, All, Dishwasher, Dryer, Freezer, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Wood Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior	Steel
Exterior Features	Landscaped
Lot Description	307 x 333.4 FT 2 - 4.99 acres
Foundation	Insulated Concrete Forms

Listing Details

Listing Office Century 21 Granite Realty Group Inc.



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