

# \$425,000 - 684138 Sideroad 30 #mh15, Chatsworth

MLS® #X12295060

**\$425,000**

2 Bedroom, 2.00 Bathroom,  
Single Family

Chatsworth, Chatsworth, Ontario

Welcome to this stunning 2018 Canadian built, modular home nestled in the sought-after 55+ year-round community of LutheRanch! Situated on a oversized lot with access to serene Robson Lake that is just steps away from the home. This beautifully maintained, 2-bedroom home offers exceptional living space, comfort and functionality with potential for a 3rd bedroom or studio. Enjoy peaceful mornings/evenings gatherings on the expansive 40' rear deck with easy access from the den. Inside, you'll love the bright living room, convenient mudroom and large eat-in kitchen featuring an impressive 11' island, stylish coffee bar, double sink with RO water filtration and a sleek appliance package. A handy laundry area just off the kitchen for convenience. Outdoors, you'll find a detached garage with a work bench perfect for hobbies or extra storage as well as a huge shed with dual-access doors for easy organization. This property is designed for those who appreciate space, quality, and a quiet yet active lifestyle. With an annual site fee of only \$3450 and access to a peaceful lakefront setting, this home offers unbeatable value in a safe, welcoming community. The annual site fee includes water, community sewer, garbage/recycling, land & park use. Residents own the home and pay a site fee for the lot; therefore NO land transfer tax! Includes: road maintenance (snow removal on road), supplies water and sewer (no well or septic to maintain), garbage/recycling, land and park



use. Access to beautiful Robson Lake is only a few steps away for canoeing, kayaking, swimming. Other amenities include mini golf, shuffleboard, horseshoes, volleyball, paddle boats, baseball diamond, trails and biking. Located only 15 minutes to Markdale for grocery, new hospital, restaurants, coffee shops, LCBO & 25 mins to Owen Sound. Whether you're looking to downsize, retire, or simply enjoy low-maintenance, year-round living surrounded by nature, this is the place to call home. Book your private tour today (id:6289)

### Essential Information

|           |                       |
|-----------|-----------------------|
| Listing # | X12295060             |
| Price     | \$425,000             |
| Bedrooms  | 2                     |
| Bathrooms | 2.00                  |
| Type      | Single Family         |
| Sub-Type  | Leasehold/Leased Land |
| Style     | Bungalow              |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 684138 Sideroad 30 #mh15 |
| Subdivision | Chatsworth               |
| City        | Chatsworth               |
| Province    | Ontario                  |
| Postal Code | N0H1R0                   |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Beach, Park                        |
| Utilities      | Electricity                        |
| Features       | Cul-de-sac, Level lot, Carpet Free |
| Parking Spaces | 7                                  |
| Parking        | Detached Garage, Garage            |
| # of Garages   | 2                                  |
| Is Waterfront  | Yes                                |
| Waterfront     | Waterfront                         |

**Interior**

|              |                                                                                                                                                                    |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Garage door opener remote(s), Water Heater, Water Treatment, Dishwasher, Dryer, Hood Fan, Microwave, Stove, Washer, Water softener, Window Coverings, Refrigerator |
| Heating      | Electric Heat Pump                                                                                                                                                 |
| Cooling      | Central air conditioning                                                                                                                                           |
| # of Stories | 1                                                                                                                                                                  |

**Exterior**

|            |                      |
|------------|----------------------|
| Exterior   | Vinyl siding         |
| Foundation | Concrete, Wood/Piers |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | Chestnut Park Real Estate |
|----------------|---------------------------|



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