

\$649,900 - 2476 County Rd 46,
Havelock-Belmont-Methuen (belmont-Methuen)

MLS® #X12346730

\$649,900

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Belmont-Methuen, Havelock-Belmont-Methuen
(belmont-Methuen), Ontario

North River Waterfront Retreat. Escape to your own private paradise with 211 ft of pristine North River frontage! Just minutes from Round Lake by canoe, kayak, or boat, this 6.7-acre wooded property offers peace, privacy, and year-round enjoyment. This cedar-sided home features a bright sunroom with wall-to-wall windows perfect spot to relax while soaking in the natural surroundings. The well-equipped kitchen boasts an island cooktop with butcher block countertops, built-in oven, and generous counter space, flowing into a dining area with room for friends and family. Sky lights are found in both the living room and 4-piece bathroom, filling these rooms with natural lighting. Everything you need is on one level, including two spacious bedrooms with ample windows overlooking the forest. This home has been meticulously maintained and many improvements have been done throughout. Visitors will love the charming 18 x 16 self-contained guest cottage with a screened-in porch. This private cottage has its own 3-piece bathroom complete with shower and composting toilet, kitchenette and loft bedroom. There is a separate parking pad and pathway leading to the cottage. Use for visiting family & friends or for potential rental income \$\$\$\$. The wooded tree area has many trails throughout for hiking enthusiasts. Bonus garage/workshop with attached woodshed for



storage, and for animal lovers enjoy the fully gated yard for pets and closed-in chicken run/coop. Located only 10 minutes from Havelock, 30 minutes to Campbellford, 40 minutes to Peterborough, and 90 minutes to the GTA - this is cottage country convenience at its best. (id:6289)

Essential Information

Listing #	X12346730
Price	\$649,900
Bedrooms	2
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2476 County Rd 46
Subdivision	Belmont-Methuen
City	Havelock-Belmont-Methuen (belmont-Methuen)
Province	Ontario
Postal Code	K0L1Z0

Amenities

Amenities	Fireplace(s)
Features	Wooded area, Irregular lot size, Waterway, Carpet Free, Guest Suite
Parking Spaces	4
Parking	No Garage
View	River view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Range, Water Heater, Cooktop, Dishwasher, Microwave, Oven, Refrigerator
Heating	Oil Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1

Exterior

Exterior	Cedar Siding, Wood
Lot Description	791.4 x 490.1 FT 5 - 9.99 acres
Foundation	Block

Listing Details

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