

\$699,900 - 313 Raccoon Lake Trail Road, Addington Highlands (addington Highlands)

MLS® #X12362869

\$699,900

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

62 - Addington Highlands, Addington
Highlands (addington Highlands), Ontario

Welcome to this beautifully updated 4-season, Waterfront retreat that offers the ultimate blend of modern comfort and rustic charm. Originally built in 2001 as a 3-season property, this home transformed into a fully functional, 4-season, year-round residence in 2009/2010. This stunning home boasts 3 bedrooms and 2 remodelled bathrooms, each thoughtfully designed for comfort and convenience. Recent updates have taken this property to the next level. The kitchen is a standout, with a completely redesigned layout, custom cabinetry, high-end stainless-steel appliances, new countertops and a stylish tile backsplash. Both bathrooms have been beautifully upgraded with custom walk-in showers featuring glass doors, sleek new vanities, modern fixtures, and fresh flooring. The utility room has been fully upgraded with a new HE forced air propane furnace (installed Sept '24), a UV system, water softener and a tankless water heater for endless hot water on demand. Outside, the property shines with expansive decks, including an updated lakeside deck and a new front deck that adds charm and functionality. The garage has been enhanced with a propane furnace, updated electrical wiring, insulation, and plenty of storage space for projects or gear. The fully-insulated and updated loft features propane heat, ceiling fans, new flooring, and is perfect for guests or



as a creative escape. The property is equipped with a New ('24) fully automated off-grid solar system, with a SolArk 12k hybrid inverter, 8-panel 405W PV system, a brand-new Kohler 12kW standby generator, and three 5kW lithium batteries. Wi-Fi monitoring lets you manage everything from your phone, ensuring seamless, worry-free power. With NO hydro bills and uninterrupted energy, even when the grid goes down, you'll enjoy modern comfort, lakeside tranquility, and true year-round sustainability (id:6289)

Essential Information

Listing #	X12362869
Price	\$699,900
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Style	Bungalow

Community Information

Address	313 Raccoon Lake Trail Road
Subdivision	62 - Addington Highlands
City	Addington Highlands (addington Highlands)
Province	Ontario
Postal Code	K0H1Z0

Amenities

Amenities	Fireplace(s)
Features	Carpet Free, Country residential, Guest Suite, Solar Equipment
Parking Spaces	5
Parking	Detached Garage, Garage
# of Garages	2
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater - Tankless, Water Heater, Water softener, Water Treatment, Dishwasher, Dryer, Freezer, Microwave, Stove, Washer, Refrigerator
Heating	Propane Forced air
Fireplace	Yes
# of Fireplaces	2
# of Stories	1

Exterior

Exterior	Wood
Lot Description	180 x 350.5 FT 1/2 - 1.99 acres
Foundation	Block

Listing Details

Listing Office SUTTON GROUP-MASTERS REALTY INC., BROKERAGE



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