

\$699,000 - 1093 Kushog Lake Road, Minden Hills (minden)

MLS® #X12374909

\$699,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Minden, Minden Hills (minden), Ontario

Spacious Retreat on almost 1.3 Acres - A unique blend of comfort, character and income potential! Welcome to your dream retreat! Nestled on a picturesque lot with easy access off a paved, township maintained road, this stunning, environmentally conscious home offers over 3,200 sq ft of beautifully finished living space across 3 levels. With 3+1 bedrooms, 2 full, modern bathrooms and a thoughtful design throughout, this energy-efficient home is flooded with natural light and built for year-round comfort. Step inside to a show stopping, open concept main floor, featuring a soaring vaulted ceiling, gorgeous floor to ceiling natural granite fireplace with a propane inserted; and expansive windows framing the views of the surrounding forest. A sliding glass door walkout leads to a large deck and stone patio- perfect for entertaining or soaking in the peace and privacy of your landscaped backyard. Upstairs, the private primary suite is a true sanctuary with a walk-in closet, luxurious soaker tub, private bath and a cozy sitting area that overlooks the great room below. The fully finished walk out basement is warm and inviting with a WETT certified wood stove set on a granite hearth, a spacious workshop/storage area, and 2 bonus rooms, ideal for a home office, gym, craft room , or an extra bedroom. Outside , you'll find ample level parking, a double attached carport, and a



versatile barn with electricity and water- perfect for hobbyists, storage or small scale farming. The location is ideal with hiking and snowmobile trails in the area and a public boat launch to Kushog/Boshkung Lakes right at the end of the road. And here's the bonus: this home comes with Hydro One Solar Contract (Until 2030) that would generate a strong supplementary annual income of 80.2 cents/Kwh, and eco-friendly feature that when working at full capacity pays you back! This property checks all the boxes and the peace and tranquility that surrounds you will set your heart at rest! (id:6289)

Essential Information

Listing #	X12374909
Price	\$699,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1093 Kushog Lake Road
Subdivision	Minden
City	Minden Hills (minden)
Province	Ontario
Postal Code	K0M2K0

Amenities

Amenities	Beach, Golf Nearby, Place of Worship, Fireplace(s)
Utilities	Electricity, Cable, Wireless
Features	Wooded area, Flat site
Parking Spaces	12
Parking	Carport, Garage
# of Garages	2

Interior

Appliances	Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Propane Heat Pump
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stucco
Lot Description	232 x 242 FT 1/2 - 1.99 acres
Foundation	Block

Listing Details

Listing Office Century 21 Granite Realty Group Inc.



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