

\$1,150,000 - 2712 Channel View Lane, Selwyn

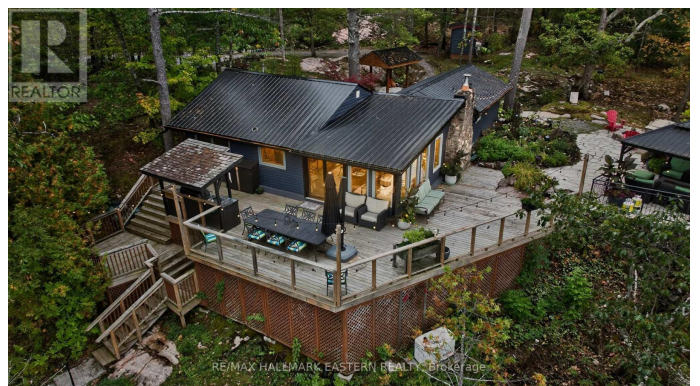
MLS® #X12432866

\$1,150,000

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Selwyn, Selwyn, Ontario

Welcome To An Extraordinary Four-Season Escape On Stoney Lake Where Nature, Privacy, And Opportunity Converge. Offering The Ultimate Combination Of Space, Serenity, And Modern Upgrades...These Are The Top Reasons You Will Fall In Love!! ****ACREAGE& OPPORTUNITY:** 165 Ft Of Shoreline, & Set On Approximately 2.9 Acres, This Property Invites Endless Possibilities. Whether You Dream Of Adding A Detached Garage, a Workshop, Bunkie, Carriage House, Or Even A Pickleball Court ... Oversized Septic (2013) Allows For Additional Bed, & 2 Additional Baths ****COZY INTERIOR AND SCENIC EXTERIOR:** Rustic Wide Plank Hardwood Floors, Vaulted Ceilings, And A Striking Fieldstone Wood-Burning Fireplace Create A Warm Year-Round Retreat. Outdoors, Natural Landscaping Frames Private Sunset Views And Inviting Spaces For Entertaining. Bonus:: \$70K Custom Dock Systems Installed In 2018 ****EXTENSIVE UPGRADES:** \$200,000+ Invested In Recent Improvements: Roof, Siding, Soffit & Eaves, Flagstone Landscaping, Most Windows, Insulation, Furnace And AC, 2025 Bathroom Reno, Generac Generator, Repointed Foundation +++ ****PEACEFUL QUIET BAY:** As The Morning Fog Lifts, & The Sun Peaks Through The Trees, Hear The Call Of Loons, The Gentle Beat Of Herons Wings, And The Frogs Singing At Night ... This Bay Is Truly A Nature Lovers Paradise. Paddle Your Way Through The Hidden, Lost Channel Of Stoney Lake



And Explore All Of Its Beautiful Nooks,
Crannies, And Islands. ****PRIME LOCATION:**
15 Minutes To Lakefield, 90 Mins To The GTA,
This Property Provides Effortless Access
While Feeling Worlds Away. Nestled On The
Trent-Severn Waterway, You'll Enjoy The Most
Scenic Boating In The Kawarthas, World-Class
Golfing At Wildfire Golf Club, Juniper Island
Social Activities & Sports, Burleigh Falls, The
Sandbar, And Lakeside Dining. Whether You
Seek A Weekend Sanctuary Or A Year-Round
Residence, This Property Delivers Unmatched
Privacy, Beauty, And Potential. Your Stoney
Lake Lifestyle Awaits! (id:6289)

Essential Information

Listing #	X12432866
Price	\$1,150,000
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2712 Channel View Lane
Subdivision	Selwyn
City	Selwyn
Province	Ontario
Postal Code	K0L2H0

Amenities

Amenities	Golf Nearby, Marina, Place of Worship, Ski area
Utilities	Electricity
Features	Irregular lot size
Parking Spaces	6
Parking	No Garage
View	Lake view, Direct Water View

Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Dishwasher, Dryer, Water Heater, Stove, Washer, Window Coverings, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Vinyl siding
Lot Description	165 x 274.5 FT ; *See Brokerage Remarks for Measurements 2 - 4.99 acres
Foundation	Concrete

Listing Details

Listing Office	RE/MAX HALLMARK EASTERN REALTY
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