

\$950,000 - 63 Rouff Road, Powassan (trout Creek)

MLS® #X12436228

\$950,000

4 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Trout Creek, Powassan (trout Creek), Ontario

Sausage Lake Waterfront, Fully Furnished Cottage With 183 Ft Shoreline Access, Spectacular 3-Tier Decks, Boat Docks And Marina!!! You Can Truly Have It All In One Property With The Absolutely Epic, Multidirectional Panoramic View Of The Breathtaking Sausage Lake Sunsets...Picture This; A 1500 Sqft Custom Built Home, Hooked Up To The Bedrock, With A Rustic Vibe, Huge Windows, High & Cathedral Ceilings And Cozy Stone Fireplace. Fully Winterized, Heated And Cooled All Year Round. This Cottage Is A Place Where Lasting Memories Are Made. Stop By And You Will See Where Summer Season Can Truly Be Enjoyed! This Bright Open Concept 4 Bedroom, 1 Loft, 1 Bath Cottage Is Full Of Charm. Enjoy A Morning Coffee On The Front Porch Or Waterfront Deck Overlooking Multicoloured Lake Water And A Small Sandy Beach Area. Have A Pleasant Afternoon And Enjoy A BBQ On The Patio With Covered Kitchenette. In The Evenings, Prepare And Serve Your Meals In The Generous, Custom-Made From The Old Barn Wood, Kitchen That Opens To The Dining Area And A Family Room. Enjoy A Magnificent Sunrise Or Sunset View As A Dessert! Main Floor Area Ends With A Unique Bedroom Featuring A Separate Entrance And A Bathroom With Laundry Section. Upstairs, There Are 2 Bedrooms And 1 Loft Overlooking The Family Room-Just Perfect For Company Or Kids. As A Great Addition To The Cottage, Oversized Double Garage Offers 220V Power



Station And A Huge Space Above That Can Be Converted Into A Guest Room. Please Be Assured, Trout Creek Neighbourhood Area Offers Year-Round Activities. Whether It Is Boating, Fishing And Swimming In The Summer Or Snowshoeing, Cross-Country Skiing And Snowmobiling In The Winter, There Is Always An Opportunity To Keep Active And Enjoy The Beauty Of Nature. (id:6289)

Essential Information

Listing #	X12436228
Price	\$950,000
Bedrooms	4
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	63 Rouff Road
Subdivision	Trout Creek
City	Powassan (trout Creek)
Province	Ontario
Postal Code	P0H2L0

Amenities

Amenities	Marina, Fireplace(s)
Utilities	Electricity Connected
Features	Hillside, Wooded area, Irregular lot size, Rocky, Backs on greenbelt
Parking Spaces	12
Parking	Detached Garage, Garage
# of Garages	2
View	View, Lake view, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Central Vacuum, Water Heater, Water Treatment, Dishwasher, Dryer, Furniture, Stove, Washer, Window Coverings, Refrigerator
Heating	Electric Heat Pump, Not known
Cooling	Wall unit
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Log
Lot Description	183 x 311 FT 1/2 - 1.99 acres

Listing Details

Listing Office	ROYAL LEPAGE REALTY CENTRE
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