



Susan Brown
Phone: (705) 788-4176
Mobile:
Fax:
Email: susanbrown@vianet.ca

Chestnut Park Real Estate Limited, Brokerage
32 Florence Street East
Huntsville, ON
M4T 1X3

1019 Silver Birch Lane, Dwight, ON, P0A 1H0, Canada

MLS®# 480650001



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Property Value	\$1,295,000
Type	Cottage
Style	Bungalow-Ranch
Basement	Finished
Parking	Detached, Double, Oversized Garage
Year Built	1984
Taxes	\$6205.00 (2017)
Living Area	2,700 sq.ft.
Lot Frontage	240 ft
Lot Size Area	1.70 acres
Bedrooms	6
Bathrooms	2 full & 1 half

Description

Fully winterized cottage/home just minutes to Huntsville. Great privacy with 240 ft frontage & about 1.7 acres. Lots of parking, gently sloping to level lot, gorgeous hard sandy shoreline, great for all ages, with shallow to deeper water, about 8 ft at end of the dock.

Sunrise exposure but there is sun all day on this property. In the cottage itself there is a total of about 2700 sq. ft. finished living area offering 3 bedrooms on main floor plus 3 more on lower level. Cottage was originally built in 1984 & the lower level was finished in 2007 & has a propane fireplace & walkout on the lake side.

A 30' x 40' detached garage was added in 2008. In the cottage there is a main floor laundry, closets in all main floor bedrooms, individual cedar boards on the walls in living area, pine wainscoting in the hall & walkout to deck from living room. Rec/family room on lower level has pine floors, bead board wainscoting, bar with bar sink. Propane forced air furnace for cozy winter use.



