



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

1168-2 Old Sinclair Road, Huntsville, ON, P1H 2J6, Canada

MLS®# 40157471



Property Value	\$2,195,000
Type	House
Style	Waterfront
Basement	Full w/walkout
Parking	10 Cars
Lot Frontage	285 ft
Lot Size Area	2.77 acres
Bedrooms	3
Bathrooms	2 full
School District	Trillium Lakelands District School Board
Maintenance Fee	3911.00 (2021)

Description

Beautiful Bella Lake offering. It's not too often a listing like this comes up on Bella Lake. Excellent privacy with 2.77 acres and 285 feet of shoreline. Three + bedrooms (2 on main floor, 2 on lower level not yet fully finished), 2 bathrooms + loft with pullout for extra sleeping accommodation.

With crystal clear, clean, deep water and not too built up, Bella Lake is considered by many to be one of the crown jewel lakes in Muskoka. This property has a gorgeous natural sand shoreline ideal for children. This amazing natural sand is mostly found on the west shore of the lake and at Foundation Beach to the north. Shallow entry ideal for children with hard sand out into the lake for a long ways. It's about 4 ft deep at end of dock. Deep enough for a large boat but not for deep diving. Cedar dock new in 2016. Storage shed at shoreline provides a convenient spot to store water accessories. There is a crushed rock laneway leading from the cottage to the lakefront for easy shoreline access. Year-round fully winterized cottage/home was built in 2002 and is a Viceroy Invermere model that has been featured in Viceroy's advertising. Drilled well 305 ft deep provides plenty of fresh, clean water.

Forced air propane heating system plus a gorgeous 18 foot granite wood-burning fireplace in great room. Secluded location with very little boat traffic. Well treed lot for added privacy. Internet/WiFi security cameras on cottage and at dock area can be accessed from anywhere in the world where there is internet service. Generator panel in case hydro goes out (portable generator is not included in sale but may be negotiable outside of sale). Cottage has been well maintained and shows well.

Pride of ownership is evident. Many upgrades including Rock Elm barnwood and Autumn slate floors, SunProject Deko Solar sun shades, Hunter Douglas wood blinds, Shaker-style cherry cabinets and more. There is no offer hold-back date for this listing.





