

# \$699,900 - 11 LANG Court

---

## Listing ID: 40541229

**\$699,900**

3 Bedrooms, 3 Bathrooms, 1910

Single Family

11 LANG Court, Sundridge, Ontario,  
P0A1Z0

\*\*\* SELLER MAY CONSIDER  
HOLDING A SHORT TERM  
MORTGAGE AND PRIVACY FENCE  
JUST ADDED TO DECK! \*\*\* Beautiful  
new custom built home completed in 2023.  
If you are looking for a modern home with a  
contemporary flair - it is worth the drive to  
Sunny Sundridge! Brand new builds in  
Muskoka / Huntsville sell for much more.  
This beauty offers 3 bedrooms and 3  
bathrooms, and it is one floor living at its'  
finest. The open concept design is brag  
worthy, with 16' soaring ceilings in the main  
living area with 10' ceilings in the rest of the  
home. Love the in-floor heat that is powered  
by natural gas with a heat pump for back-up  
and for cooling during the summer months.  
Natural gas fireplace in living room area for  
evening ambiance with soaring windows  
from floor to ceiling. The natural light is  
perfectly captured here, large windows are  
throughout this home. X-Large foyer  
entrance, with inside entry to the home from  
the insulated and heated double garage. The  
builder has added extra features here; all  
new stainless appliances included, 400 sq.  
ft. deck for entertaining, bathroom mirrors,  
gas hook-up for gas stove, butler station  
with wine fridge, gas hook-up for BBQ on  
deck. The finishings in this home are

# \$699,900 - 11 LANG Court

---

beautiful from the door way to the impressive porcelain tiled entrance foyer to the double click vinyl flooring to the quartz counter tops, porcelain tiled bathrooms, butler station and solid doors. The double insulated garage also offers hot and cold water hook-up, vehicle charger and a transfer switch for a generator to be added. Quiet in-town location, in cul-de-sac, on dead end street. The sunny Town of Sundridge has a lot to offer, all the amenities are here, and public access to Lake Bernard is 5 minutes away. 35 min to Huntsville or 40 min to North Bay. A pleasure to view and show. (id:50245)

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association

Data Provided by: The Lakelands Association of REALTORS®

Last Modified: 18/06/2024 12:59:49 PM

Listing Office: Chestnut Park Real Estate Ltd., Brokerage, Port Carling