

\$1,459,000 - 25 & 35 ST. AMAND Road

Listing ID: 40551511

\$1,459,000

3 Bedrooms, 3 Bathrooms, 2500

Single Family

25 & 35 ST. AMAND Road, Verner,
Ontario, P0H2M0

Opportunities like this don't come along every day!!! This 3 bedroom/3 bathroom exquisitely designed 2500 sq foot executive brick bungalow will exceed your expectations at every turn with 483 feet of frontage and western exposure on sought after Lake Nipissing. The Great Room is ideal for entertaining family and friends and boasts a custom kitchen with Breakfast bar and is open to Dining area and welcoming Living room with beautiful wood burning fireplace with stone hearth, all of which is crowned with large banks of windows for panoramic island dotted views. Main floor also has an additional family room with walkout to sauna, hot tub and full bath. The self contained guest Bunkie comfortably sleeps four and has a 3 pc bathroom and an additional guest sauna. This 4+ acre property also has its own private luxury 525 sq ft 1 Bedroom/1 Bathroom Quailridge trailer with separate water and holding tank. If that is not enough, wait there is more.... there is a 18x31 dryland Boathouse with automatic door and remote lift for easy in and out boating, dockside boat lift, sandy beach for the kids and deep water at the dock. There is also a 30 x 40 heated and insulated double car garage with workshop and attached 20 x 30 Quonset for additional

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storage for toys. Enjoy the 12 x 19 screened in Gazebo with outdoor wood burning stove and fire pit for all your outdoor entertaining fun. This beautifully landscaped property has an inground irrigation system, interlocking brick pathways and patios and inground lighting system. Pride of ownership is evident at every turn. Please contact for complete list of Features & Upgrades for this truly one of a kind family compound. (id:50245)

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