

\$795,000 - 17 LABRASH LAKE Road

Listing ID: 40593914

\$795,000

3 Bedrooms, 2 Bathrooms, 1.62 acres

Single Family

17 LABRASH LAKE Road, Whitestone,
Ontario, P0A1G0

This 4-season spacious lakefront cottage, on well-maintained municipal road, boasts wide plank pine floors, WETT certified Napoleon woodstove and a recently renovated kitchen and family room. Labrash Lake awaits your next family adventure after a 5-minute walk down the stairs or a ride down the driveway on your ATV. The 207 ft shoreline features an afternoon shaded sandy beach for the little ones, a new dock for the older kids to cannonball off or take a family cruise down the lake and fish off your pontoon boat. Too many trees blocking the lakeview? Hire a local arborist to carve out the perfect natural landscape of your dreams. The garage/workshop features 220-amp service and the rustic log cabin by the lake is waiting to keep your toys out of the weather. Hundreds of kms of connecting OFC snowmobile trails are nearby making this a winter adventure seekers paradise. Property upgrades feature new siding with level wall wrap, 50-year fiberglass shingles and entire roof ice & water shield in 2015 and new inside oil tank, water heater and furnace installed in the last 5 years. This 1.6-acre waterfront property has everything you need, only 10 minutes from Dunchurch and 30 minutes to Parry Sound. Extras include: 18 ft pontoon boat/trailer, hybrid

\$795,000 - 17 LABRASH LAKE Road

trailer/bunkie, 10x12 sunshade, ATV with dump trailer, 2 kayaks, new gasoline powered wood splitter, firewood logs (25 face cords) ready to cut, split and stacked in the woodshed for next winter. (have ownership for Trailer, Pontoon Boat, trailer and ATV) (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: 20/06/2024 12:41:47 PM

Listing Office:Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port Carling