

# **\$899,500 - 1601 CLAUDE BROWN Road**

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## **Listing ID: 40600335**

**\$899,500**

3 Bedrooms, 1 Bathrooms, 0.36 acres

Single Family

1601 CLAUDE BROWN Road, Minden  
Hills, Ontario, K0M2K0

Immaculately Cared-For Cottage on Bob Lake – A Year-Round Retreat Near Minden  
Escape to your perfect lakeside retreat on the pristine shores of Bob Lake, just a short drive from Minden. This immaculately maintained and thoughtfully designed cottage offers an exceptional combination of comfort, convenience, and breathtaking natural beauty. You will be wow'd by how pristine this property is, the pride of ownership is unmatched. Featuring three spacious bedrooms and a full bathroom, this cottage is ideal for getting away from the city. The open-concept living, dining, and kitchen area is highlighted by a cozy woodstove and a stunning wall of windows that frame an incredible view of Bob Lake. The adjacent four-season sunroom serves as a charming entrance and a delightful space to relax and enjoy the scenery year-round. Step outside onto the immaculate decking, which seamlessly connects to a well-crafted stairway showcasing granite scenery while leading down to two private docks. The shoreline is perfect for swimming, boating, and fishing, with exceptionally deep, clean water fed by natural springs. Whether you're seeking a serene summer escape or an adventurous winter haven, this cottage offers four seasons of fun in the Highlands.

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Enjoy a myriad of outdoor activities, from hiking and snowshoeing to kayaking and ice fishing, all while embracing the tranquil lakefront lifestyle and boating activities. Includes canoe, kayaks and peddle boat to get your lakefront fun started. Don't miss this rare opportunity to own a piece of paradise on Bob Lake. Schedule your private showing today and experience the magic of this well-loved and meticulously cared-for cottage. Your dream of year-round lakeside living awaits! (id:50245)

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Listing Office:Re/Max Professionals North, Brokerage, Haliburton