

\$769,000 - 1096 FARMER HAYS Drive

Listing ID: 40610513

\$769,000

2 Bedrooms, 1 Bathrooms, 1412

Single Family

1096 FARMER HAYS Drive, Dorset,
Ontario, P0A1E0

The location of this fully winterized cottage on Fletcher Lake will appeal to all recreational enthusiasts. The scenery is reminiscent of Algonquin Park with almost fifty percent of the shoreline being Crown land and thousands more acres of Crown land nearby. It's a super wilderness retreat that's only 20 minutes from the Village of Dorset. Fishing, kayaking, ATV and snowmobile trails – it's all here. The lot is very private and well wooded. There is 155 feet of shoreline and .63 acres with a beautiful view across the lake to a large stretch of untouched Crown land. The cottage is very comfortable. An open concept living/dining/kitchen area overlooks the lake and a large deck runs the length of the cottage and shares the same view. A spacious screened porch adjoins the cottage and deck at one end. There are 2 bedrooms on the main floor plus a den/office in the lower level. The custom “couches” in the living room provide additional sleeping area as does the two bedroom bunkie. There are good mechanical systems including central air conditioning, forced air oil heating, a 200 amp electrical panel, fully winterized lake water system with UV sterilizer and an airtight woodstove with a current WETT certification. The detached double sized

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garage provides ample space for to vehicle storage. Access is by privately maintained year round road. Most contents and furnishings are included so you can start enjoying your cottage from the first minute you arrive. (id:50245)

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