

\$1,188,000 - 1345 SINCLAIR Trail

Listing ID: 40612336

\$1,188,000

3 Bedrooms, 2 Bathrooms, 1.08 acres

Single Family

1345 SINCLAIR Trail, Dorset, Ontario,
P0A1E0

Cottage Life on Kawagama Lake, here are the highlights! Spacious & Upgraded: 1500 sq. ft. cottage turn-key and fully winterized! Loved and renovated over the past 3 years! Including but not limited to: Furnace, Insulated Water line, Insulation, Decking, Dock, Fireplace, Interior Floors, Bathroom, Electrical, and Basement. Prime Location: Situated on the largest lake in Haliburton, located on the south side of peaceful Loon Bay. All-day sun on the dock, private with minimal boat traffic, and pleasing swimming temperatures. Large Lot: Over 1 acre, backing onto crown land, natural tiered landscaping. Additional Space: Includes a 400 sq. ft. Bunkie above the garage and a dry double boathouse, electrical in both. Docking: New large fixed dock area with an attached large floating dock, full sun exposure, and great deep diving swimming. Beach Access: Set on the east side of the boathouse, walk-in access with hard bottom sand and pebbles for younger ones, dogs, or launching watercraft. Fishing Paradise: Kawagama Lake is home to many fish species, including Lake Trout, Jumbo Perch, and four species of Bass. Lake: Kawagama Lake stretches over 16 kilometers from Fletcher Bay to the Hollow River and is 2.5 kilometers wide in its central area. The lake

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has no towns or settlements, providing a laid-back and unspoiled atmosphere. It features two marinas, one conveniently located right outside your bay, perfect for when you need a little something special. As a bonus to this lake, there are two additional access points for launching, ensuring your friends can easily join you for a day on the lake.

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