

# **\$2,225,000 - 1040 COMMUNICATION Lane**

---

## **Listing ID: 40614066**

**\$2,225,000**

4 Bedrooms, 3 Bathrooms, 2.26 acres

Single Family

1040 COMMUNICATION Lane, Minden,  
Ontario, K0M2K0

A must see on Canning Lake! This stunning 4-bedroom, 3-bathroom home or cottage offers an unparalleled retreat experience in the heart of Haliburton County. Boasting over 2,700 sq. ft. of living space in the main cottage, plus a rare lakeside guest cottage exceeding 740 sq. ft., this property is a gem waiting to be discovered. Step inside the main cottage to find an inviting open-concept layout, where the living, kitchen, and dining areas seamlessly blend together under cathedral ceilings. Floor-to-ceiling windows flood the space with natural light and provide amazing lake views. Enjoy outdoor living with a large deck perfect for sunbathing and entertaining, as well as a sizeable screened porch room complete with a fireplace for those cooler evenings. The primary bedroom features a propane fireplace, walk-in closet, 5-piece ensuite, as well as direct access to the deck. With over 2 acres of private, well-treed land and 409 feet of owned waterfrontage, you'll have plenty of outdoor space to relax in. The property is beautifully landscaped and features a hot tub as well as a single wet boathouse and large docks for all your watercraft needs. For guests or extended family, the lakeside guest cottage offers a one-of-a-kind retreat experience. With floor-

# \$2,225,000 - 1040 COMMUNICATION Lane

---

to-ceiling windows framing panoramic views of the lake, a cozy fireplace, and an open-concept living area, your guests will feel right at home. Step outside onto the deck that stands over the lake, perfect for enjoying morning coffee or evening cocktails. Situated on a 5-lake chain, this property is a boater's paradise, offering endless opportunities for exploration and adventure. Enjoy a short boat ride to lakeside restaurants and ice cream. Plus, with a large oversized double detached garage, there's plenty of space for all your vehicles and recreational gear. Don't miss your chance to start living the cottage lifestyle you've always dreamed of!  
(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: 02/07/2024 10:31:14 AM

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