

\$1,199,000 - 1275 WOLF Circle

Listing ID: 40625004

\$1,199,000

2 Bedrooms, 2 Bathrooms, 0.85 acres

Single Family

1275 WOLF Circle, Dorset, Ontario,
P0A1E0

DON'T MISS ANOTHER DAY OF SUMMER!! This one is READY for IMMEDIATE OCCUPANCY! Location - Location!! Amazing opportunity. Fully winterized home/cottage on the shores of Kawagama Lake. 2+ bdrms, 2 baths, open concept living and a glass screened porch on the front. Larger than normal lot for the area with 151' and 0.7 acres, absolutely level and up about 20 feet from waterfront. Lots of work done in past three years: NEW 30' X 30' - 2 storey garage/loft over! Garage - Heated and cooled with Mitsubishi Split Unit systems, A/T stove. NEW drilled well. Fully winterized classic main dwelling has had upgrades over the years - kitchen, bathroom, added attic insulation and more. Lower level has NEW insulation, windows and door, wiring, HWT - all in an effort to go ahead and finish off that area with focus on the lakefront. Move in today or if wanting to update more, you can use the garage to sleep in while doing those changes. Private Year Round Road. Share in Wolf Circle ~34 acre Sanctuary with multiple trails to enjoy year round. The Sanctuary offers a Trail System ideal for walking, cross country, snow shoeing, etc. This is unique to any other location on the Lake!! OR of course, you can get your

\$1,199,000 - 1275 WOLF Circle

favorite beverage and stroll down the road and enjoy someone's bonfire with them. Unbeatable neighbourhood with a mix of year round and cottagers. Great waterfront, protected water and approximately 500 feet from large part of lake. Waters are calm in all weather. Easy 10 minute drive to Dorset. It's a great opportunity in a sought after location. Don't miss out. Sellers are registered Real Estate Agents. (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: 30/07/2024 10:21:57 AM

Listing Office: Coldwell Banker The Real Estate Centre, Brokerage (Gravenhurst)