

\$550,000 - 1196 FARMER HAYS Drive

Listing ID: 40627236

\$550,000

3 Bedrooms, 1 Bathrooms, 0.85 acres
Single Family

1196 FARMER HAYS Drive, Dorset,
Ontario, P0A1E0

Opportunity Knocks! Fabulous wooded level lot located right off the privately maintained road on the south side of Fletcher Lake. Classic 1960's cottage [added to in 1992]. Being sold as is. Tons of potential here. Currently off the grid but both neighbours have power. Needs pier work. Completely insulated, steel roof and cedar siding. Bones are good. Currently has an airtight woodstove and free standing propane stove for heat, [oil space heater - non operational], propane lights. So you see, there is lots of choice for you to consider. Currently 3 bedrooms and large principle rooms across the front. Livingroom steps out to the front and has lots of natural light with 3 patio doors - front & side. Fix it up or maximize this spectacular lot with a new build - You pick! Lakeshore road allowance is owned. Privacy is great! View is open. It is located in a small bay so you are protected from passer by boats. Water is gravel & sandy at shoreline, about 5-6 feet off the end of the dock and you can reach the swim platform off shore which has about 10 feet of depth. It truly is an untouched pallet awaiting your magic touch. Make Your Mark on this property - you won't be disappointed. Fletcher Lake is one of the most beautiful Lakes in the area with

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deep clean water and if you happen to be a fisherman, fishing is pretty darn good too!
Lots of wildlife to appreciate - Loons nesting to the odd Moose strolling through.
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