

# \$525,000 - 7986 HWY 35

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## Listing ID: 40627708

**\$525,000**

2 Bedrooms, 1 Bathrooms, 3.4 acres

Single Family

7986 HWY 35, Norland, Ontario, K0M2L0

Discover the perfect blend of tranquility and convenience in this beautifully situated 2-bedroom home. With easy access off the highway, you can enjoy the serene charm of river frontage that leads directly into the stunning Moore Lake. Great swimming and boating, or just hanging out. This well-built residence features a spacious layout, including a comfortable living area and a recreational room that offers endless possibilities for family fun or relaxing get-togethers. There are two granite fireplaces for that warm heat everyone loves. The bonus room downstairs provides additional space for guests, hobbies, or creative endeavors. Large decks both at the front of the house and the back ensure you can always find the sun or shade. The dining room has a walkout to the back deck, and the rec room below has sliding doors leading to the back yard. In the lower level you will find a sauna, and a room set up for a second washroom. The dream workshop has access from the lower level and the garage - room for almost any project. The garage also has a large workshop area and doors front and back - drive right through! Meander down the trail behind the house to find a lovely hang-out area at the water's edge, ideal for soaking up the sun, fishing, or simply unwinding as you take in the

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picturesque views. Hang out at the dock or on the point - a great spot for entertaining during those hot summer days. No one is across the river from you, just a beautiful rock cut! The expansive backyard is perfect for outdoor activities, gardening, or creating your own private oasis. This home has loads of potential and is conveniently situated moments from Norland, 10 minutes from Coboconk and 15 minutes from Minden.  
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Listing Office:Re/Max Professionals North, Brokerage, Minden