

\$740,000 - A07 - 918800 PORTAGE BAY RD

Listing ID: TM221602

\$740,000

4 Bedrooms, 2 Bathrooms, 0.82 acres
Single Family

A07 - 918800 PORTAGE BAY RD,
COLEMAN, Ontario, P0J1C0

Waterfront home with over 2000 sq ft. 4 large bedrooms, it's perfect for the whole family as a cottage, a full-time home, or as a staycation rental. Stunning waterfront views from every floor. Large wrap-around deck. S/W exposure allows you to watch those beautiful sunsets each night. Spacious open-concept main floor with a large kitchen, island, and built-in pantry, bookcase, and china cabinet. Airtight wood burning fireplace in living room and master bedroom for those cozy winter evenings. Master bedroom and second bedroom have patio doors to closed-in balcony overlooking the lake. Walk-out basement with rec room, utility room, and office with built-in desk, bookcase, and heated slate floor, working from home could never be better! Starlink internet available so no worries about data caps or slow download speeds. Large detached garage and workshop! Greenhouse, herb garden, flower gardens, raspberries, strawberries, and fruit trees on the property! Guest cabin, private area with dock, and boathouse with large loft area at water's edge. Lots of space for visiting guests and for those fun outdoor recreational activities. Recent upgrades: Lennox high-efficiency furnace (2021), air exchanger (2021), stainless steel appliances (2021)

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with extended warranty, water softener,(2021), hardwood flooring in master bedroom (2021), Lore,2021 installed Lennox high efficiency furnace, air exchanger (2021), stainless steel appliances (2021) with extended warranty, water softener (2021), hardwood flooring in master bedroom (2021), Lorex security system (2021), and new wrap-around deck (2022). Access is via a year-round private road; all 21 properties on road are expected to pay a \$500 annual road maintenance fee. (id:42512)

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