

\$1,199,000 - 1275 WOLF Circle

Listing ID: 40567553

\$1,199,000

2 Bedrooms, 2 Bathrooms, 0.85 acres

Single Family

1275 WOLF Circle, Dorset, Ontario,
P0A1E0

Amazing opportunity. Fully winterized Year round classic Viceroy 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. Main dwelling can be used the way it is or you can upgrade to your taste and use the garage while doing those changes. 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. Private Year Round Road. Share in Wolf Circle ~34 acre Sanctuary with multiple trails to enjoy year round. Unbeatable neighbourhood with a mix of year round and cottagers. The Sanctuary offers a Trail System ideal for walking, cross country, snow shoeing, etc. OR of course, you can get your favorite beverage and stroll down the road to enjoy someone's bonfire. 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

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opportunity in a sought after location. Don't miss out. Sellers are registered Real Estate Agents. (id:50245)

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