

# \$849,000 - 1283 CLAUDE BROWN Road

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## Listing ID: 40572663

**\$849,000**

6 Bedrooms, 2 Bathrooms, 1 acres

Single Family

1283 CLAUDE BROWN Road, Minden,  
Ontario, K0M2K0

2 dwellings on one waterfront lot on Bob Lake with 8 miles of shoreline to explore. Great for swimming, all watersports and fishing. Mid-century, 4-season 1100 sq ft, 3-bed home closest to the road. Full walkout basement easily finished. Bonus is a delightful, 840 sq ft classic lakeside 3 bedroom, 3-season cottage. Single car garage This 1 acre lot has 132 feet of rocky shoreline, weed free and deep off the dock. Enjoy a big lake view with great southern and western exposures. QE2 Park is close by and offers some great canoeing for the adventurous types. Pre-list inspections for each building are available. 2 operational septic systems that will need to be replaced in the near future as they have steel tanks. 2 new septic systems approved and these permits are transferable to the new owner. Both buildings are fully furnished. Located on a year-round, dead-end, municipal road. 6 bedrooms, 2 kitchens and 2 baths. Great family compound or investment property. Located just 10 minutes from the village of Minden and all of its amenities. Just under 3 hours to the GTA. (id:50245)

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Listing Office: Royal LePage Lakes of Haliburton, Brokerage, Kinmount