

# \$1,350,000 - 1319 & 1321 SULLIVAN Drive

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## Listing ID: 40573266

**\$1,350,000**

3 Bedrooms, 1 Bathrooms, 1.52 acres

Single Family

1319 & 1321 SULLIVAN Drive,  
Haliburton, Ontario, K0M1S0

Welcome to 1319 Sullivan Drive - Experience lakeside living at this charming four-season cottage/home featuring an open concept layout with three bedrooms, 1 bath, laundry area, four season sunroom, walk-out to large lakeside deck that is great for entertaining - includes adjacent waterfront vacant lot. This property is completely level, great for children and seniors and has plenty of room for games and offers an exceptional opportunity for those seeking relaxation and comfort - gorgeous lake views and pristine wade-in sand waterfront with deep water off the dock. Dry Boathouse is great for extra storage and boat toys. A detached 2000 sq. ft. 3-car garage with 8 ft. doors is perfect for all the vehicles and toys plus a bonus loft with a framed bathroom with septic approval, potential bedroom with walk-out to a deck with lake views. This turn-key property includes most interior and exterior furnishings as well as some extra toys – check out our extensive Inclusion list. Located on South Bay, this property offers calm waters with miles of boating into Haliburton Lake which is a premier lake with access into Oblong Lake. Boat to the local marina for gas, restaurant, store with an LCBO outlet as well as its own little ice cream stand and property is located only 15

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minutes from the village of Haliburton on a  
year-round Township road. (id:50245)

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Listing Office:Royal LePage Lakes Of Haliburton, Brokerage, Haliburton