

\$1,599,000 - 12 HOLIDAY Road

Listing ID: 40578494

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4 Bedrooms, 3 Bathrooms, 2980

Single Family

12 HOLIDAY Road, Seguin, Ontario,
P2A0B6

This is a DREAM property in Cottage country. Stunning 4 bed 3 bath home, approx 130 acres, and 3800 feet of water-frontage. This amazing property could belong to your Family for generations to come! This 130-acre property has approximately 3800 feet of water-frontage along Mutton Lake and the river flowing into it. There are 4 bedrooms, 3-bathroom & a full basement. The woodstove in the great room creates a warm ambiance, with its ceilings just under 10 feet high. The chef-sized kitchen is a culinary enthusiast's delight, complete with breathtaking views of the fields leading to the water. The property is a mix of fields and approximately 70 acres of forest, with trails throughout, perfect for ATV's, snow mobiles, snow shoeing, or a leisurely walk. . There is an abundance of wildlife, with deer on the property and regular flocks wild turkeys! For hunters, a Hunt stand is set up in the furthest field from the house. From your private dock, enjoy leisurely boating on Mutton Lake or venture further to Maple Lake and Duck Lake via the river by canoe, kayak or paddle board. This property is a haven for outdoor enthusiasts year-round who enjoy boating, snowmobiling, snowshoeing, and ice fishing during the

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winter. Catch trophy-sized smallmouth and largemouth bass right from your private dock. Numerous upgrades have been to the property recently, including a new shingle roof with a 50-year warranty (2023), a high-efficiency propane boiler (2022) for on-demand hot water & in-floor heating, a brand-new water filtration system (2024), and a Jacuzzi hot tub(2022). Both upper bathrooms have been elegantly renovated (2022), and new appliances, including a washer, dryer, and refrigerator, have been installed. Don't miss out on the opportunity to own this once-in-a-lifetime property, destined to be cherished by your family for generations. Experience the tranquility of lakeside living, breathtaking sunsets, and the boundless adventures awaiting on this extraordinary property! (id:50245)

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