

85493 MCDONALD Lane, Ashfield-Colborne-Wawanosh (Twp), Ontario N7A 3X9

Client Full

**85493 MCDONALD Ln Ashfield-Colborne-
Wawanosh (Twp)**

Listing ID: 40578125

Active / Residential

Price: **\$1,899,900**



Huron/Ashfield-Colborne-Wawanosh/Ashfield Twp

2.5 Storey/House



Water Body: **Lake Huron**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	2	1
Second	3	1	1

Beds (AG+BG): **5 (5 + 0)**
 Baths (F+H): **3 (3 + 0)**
 SF Fin Total: **2,100**
 AG Fin SF Range: **2001 to 3000**
 AG Fin SF: **2,100/LBO provide**
 DOM: **74**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$6,903.35/2023**

Remarks/Directions

Public Rmks: **Stunning lakefront property with 180 feet of frontage & 1.5+ acres on Lake Huron, situated between Kincardine and Goderich. This 2000+ square foot, 5-bedroom plus loft (sleeps several), 2-bathroom, 2.5 storey home features an attached single-car garage which has recently been used as a games room. The layout was carefully designed to maximize the breathtaking views, with ample windows, a deck, a patio, and a second east-facing balcony. The main floor offers patio doors from the open-concept kitchen/living room leading to the covered patio & hot-tub area, providing panoramic views of the lake. The main floor includes 2 bedrooms & a 3-piece bath with Laundry & utility room. Head up to the breathtaking second floor, you'll find a beautiful open floor plan, highlighted by the wall of west-facing windows. This floor has a 4-piece bathroom, a second spacious kitchen with stainless steel appliances, a dining area, a large living area, and three bedrooms including the loft area. You'll appreciate the three-season sunroom which has access to 2 balcony's, offering extra living space. Head out to the upper deck which provides unobstructed views of the lake with the see-through tempered glass rail system. The property is heated with forced-air propane and includes central air conditioning. Additionally, the home includes a 4-foot crawl space with a sump pump and water shut-off, as well as a 200amp hydro service. Head outside, and you'll appreciate, a 12' x 26' bunkie equipped with hydro, a roughed-in eat-in kitchen, a roughed in bathroom, and 2 bedrooms. While outside you'll appreciate the beautifully landscaped gardens, watch the sunrise with a coffee on the front deck, & enjoy an evening fire overlooking the lake. Enjoy the spectacular sunsets year-round from this exceptional double lot. This home could be an incredible income generator. Furnishings are negotiable. There is an annual fee of \$650 for membership in the HVEC Horizon View Estates Cottage Association.**

Directions: **Highway 21 South of Amberley to Horizon View Rd. Turn left onto McDonald Land. At the stop sign turn left.**

Waterfront

Waterfront Type: **Direct Waterfront**
 Waterfront Features: **Beach Front**
 Dock Type: **None**
 Shoreline: **Sandy**
 Shore Rd Allow: **None**
 Channel Name:

Water View: **Unobstructed Water View**
 Boat House:
 Frontage: **180.00**
 Exposure: **West**
 Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Bunkhouse				Yes

Exterior

Exterior Feat: **Balcony, Deck(s), Hot Tub, Landscape Lighting, Landscaped, Patio(s), Porch, Privacy, Storage Buildings, Year Round Living**

Construct. Material: **Stone, Vinyl Siding, Wood**
 Shingles Replaced: **2002**
 Year/Desc/Source: **2002//Owner**
 Property Access: **Year Round Road**
 Other Structures: **Shed, Storage**
 Garage & Parking: **Attached Garage//Private Drive Double Wide//Gravel Driveway**
 Parking Spaces: **5**
 Services: **Cable, Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup**

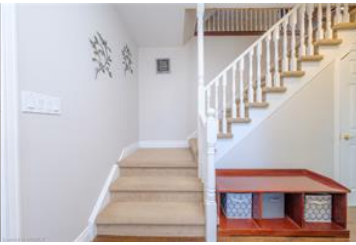
Water Source: **Community Well**
 Lot Size Area/Units: **/**
 Lot Front (Ft): **180.00**
 Location: **Rural**
 Area Influences: **Ample Parking, Beach, Cul de Sac/Dead End, Highway Access, Lake Access, Lake/Pond, Landscaped, Open Spaces, Quiet Area, School Bus Route**

Water Tmnt: **Community Well**
 Acres Range: **0.50-1.99**
 Lot Depth (Ft): **427.00**
 Lot Irregularities:

Roof: **Metal**
 Prop Attached: **Detached**
 Apx Age: **16-30 Years**
 Rd Acc Fee:
 Winterized: **Fully Winterized**

Garage Spaces: **1.0**
 Sewer: **Septic**
 Acres Rent:
 Lot Shape: **Irregular**
 Land Lse Fee:

View: **Lake, Meadow, Panoramic**
 Topography: **Hillside, Level**
 Retire Com:
 Fronting On: **West**





Bunkie

Bunkie

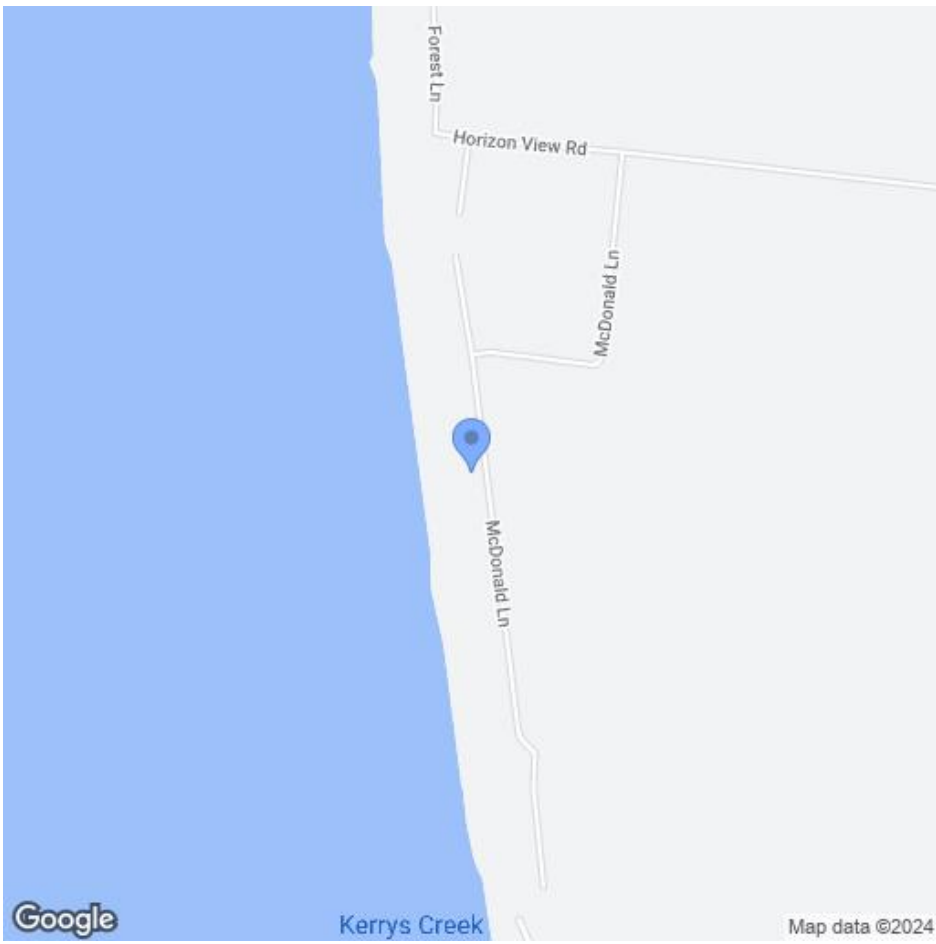
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Garage





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