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

Client Full

85493 MCDONALD Ln Ashfield-Colborne-Wawanosh (Twp)

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 1 Second

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 74 DOM.

Listing ID: 40578125

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 seethrough 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

Winterized:

Fully Winterized

Boat House:

180.00 Frontage: Exposure: West Island Y/N: No

Auxiliary Buildings

Building Type **Beds Baths** # Kitchens Winterized Bunkhouse Yes

Exterior

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

Year Round Living

Stone, Vinyl Siding, Wood Construct. Material: Roof: Metal Prop Attached: Shingles Replaced: 2002 Foundation: **Poured Concrete, Slab** Detached Year/Desc/Source: 2002//Owner Apx Age: 16-30 Years Property Access: Year Round Road Rd Acc Fee:

Other Structures: Shed, Storage Garage & Parking: Attached Garage//Private Drive Double Wide//Gravel Driveway

Parking Spaces: Driveway Spaces: 4.0 Garage Spaces: 1.0

Services: Cable, Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet, Recycling

Pickup

Water Source: **Community Well** Water Tmnt: Sewer: Septic Lot Size Area/Units: Acres Range: 0.50 - 1.99Acres Rent:

Lot Front (Ft): 180.00 Lot Depth (Ft): 427.00 Lot Shape: Irregular Lot Irregularities: Location: Rural Land Lse Fee:

Area Influences: Ample Parking, Beach, Cul de Sac/Dead End, Highway Access, Lake Access, Lake/Pond, Landscaped,

Open Spaces, Quiet Area, School Bus Route

View: Lake, Meadow, Panoramic Retire Com: Topography: Hillside, Level Fronting On: West School District: **Avon Maitland District School Board**

Interior

Air Exchanger, Auto Garage Door Remote(s), Ceiling Fans, Hot Tub, Propane Tank, Skylight, Sump Pump, Interior Feat:

Water Heater, Water Heater Owned, Water Softener

Security Feat: **Smoke Detector(s) Level Entrance** Access Feat:

Basement: **Crawl Space** Basement Fin: Unfinished

Laundry Room, Main Level Laundry Feat:

Cooling: **Central Air**

Heating: **Forced Air-Propane**

Fireplace: /Electric FP Stove Op: Under Contract: Propane Tank Contract Cost/Mo:

Lease to Own: None

Dishwasher, Dryer, Garage Door Opener, Hot Water Tank Owned, Microwave, Range Hood, Refrigerator, Inclusions:

Smoke Detector, Stove, Washer, Window Coverings

Add Inclusions: Many furnishings are negotiable.

Electric Age: 2002 Plumbing Age: **2002** Furnished: Furnace Age: 2015 Tank Age: UFFI:

Property Information

Common Elem Fee: No Local Improvements Fee:

PT LT 26 CON FRONT NTP WD ASHFIELD PT 15 & 16 RD3; T/W R326364; T/W R341722; ASHFIELD-Legal Desc:

COLBORNE-WAWANOSH

LR1 and NE1 None/ Zoning: Survey: Assess Val/Year: \$593,000/2024 Hold Over Days: 30 411060040 PIN: Occupant Type: Owner 407064004901800 ROLL:

Possession/Date: Flexible/ Deposit: 20000

Brokerage Information

List Date: 04/29/2024

ROYAL LEPAGE EXCHANGE REALTY CO. Brokerage (KIN) List Brokerage:

Source Board: REALTORS® Association of Grey Bruce Owen Sound

Prepared By: Cory Hamilton, Broker *Information deemed reliable but not guaranteed.* CoreLogic Matrix

Date Prepared: 07/12/2024 POWERED by itsorealestate.ca. All rights reserved.

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<u>Room Features</u>	<u>Dimensions (Metric)</u>	<u>Dimensions</u>	Room Level
	1.68 X 2.59	5' 6" X 8' 6"	Foyer Main
	8.18 X 4.62	26' 10" X 15' 2"	Kitchen/Living Main
			Room
	3.99 X 3.00	13' 1" X 9' 10"	Bedroom Primary Main
3-Piece, Laundry	1.70 X 1.80	5' 7" X 5' 11"	Bathroom Main
		rnace Room	Desc: Laundry Room and Fu
3-Piece	1.80 X 3.00	5' 11" X 9' 10"	Bathroom Main
	4.88 X 5.03	16' 0" X 16' 6"	Family Room Second
	4.01 X 3.56	13' 2" X 11' 8"	Kitchen Second
	2.62 X 5.03	8' 7" X 16' 6"	Dining Room Second
	2.72 X 4.11	8' 11" X 13' 6"	Bedroom Second
	3.25 X 3.02	10' 8" X 9' 11"	Bedroom Second
	2.16 X 3.02	7' 1" X 9' 11"	Bedroom Second
	7.49 X 4.04	24' 7" X 13' 3"	Loft Third
Balcony/Deck	3.45 X 7.85	11' 4" X 25' 9"	Sunroom Second
4-Piece	2.18 X 2.82	7' 2" X 9' 3"	Bathroom Second
	3.99 X 3.00	13' 1" X 9' 10"	Bedroom Main
3-Piece Balcony/Deck	1.70 X 1.80 1.80 X 3.00 4.88 X 5.03 4.01 X 3.56 2.62 X 5.03 2.72 X 4.11 3.25 X 3.02 2.16 X 3.02 7.49 X 4.04 3.45 X 7.85 2.18 X 2.82	5' 7" X 5' 11" rnace Room 5' 11" X 9' 10" 16' 0" X 16' 6" 13' 2" X 11' 8" 8' 7" X 16' 6" 8' 11" X 13' 6" 10' 8" X 9' 11" 7' 1" X 9' 11" 24' 7" X 13' 3" 11' 4" X 25' 9" 7' 2" X 9' 3"	Bathroom Main Desc: Laundry Room and Fu Bathroom Main Family Room Second Kitchen Second Dining Room Second Bedroom Second Bedroom Second Bedroom Second Loft Third Sunroom Second Bathroom Second

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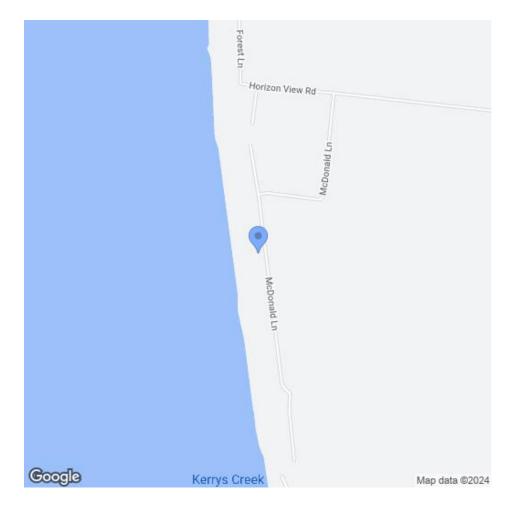












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