

Property Client Full

1100 Sonora Drive, Algonquin Highlands, Ontario K0M 1J2

Listing

1100 Sonora Dr Algonquin Highlands

Active / Residential Freehold / Detached

MLS®#: **X12419603**

List Price: **\$1,289,000**

New Listing



Haliburton/Algonquin Highlands/Stanhope

Tax Amt/Yr: **\$3,560.00/2024** Transaction: **Sale**
SPIS: **No** DOM: **1**
Legal Desc: **PT LT 15 CON 2 STANHOPE PT 1 19R544, S/T H74473, T/W H74473; ALGONQUIN HIGHLANDS**

Style: **2 Storey** Rooms Rooms+: **9+0**
Fractional Ownership: **BR BR+: 4(4+0)**
Assignment: **Baths (F+H): 1(1+0)**
Link: **No** SF Range: **700-1100**
Storeys: **2.0** SF Source: **Other**
Lot Irreg: **Lot Acres: 2 - 4.99**
Lot Front: **125.00** Fronting On:
Lot Depth: **590.00**
Lot Size Code: **Acres**
Dir/Cross St: **HWY 35 AND HWY 118**

PIN #: **391260174** ARN #: **462100100038700** Contact After Exp: **No**
Holdover: **90**
Possession: **TBA** Possession Date:

Kitch Kitch + Island YN: 1 (1+0)	Exterior: Other	Water: Other
Fam Rm: Yes	Garage: No	Water Meter: Waterfront Feat: Beachfront, Dock
Basement: Yes/Finished	Gar/Gar Spcs: None/0.0	Waterfront Struc: Bunkie
Fireplace/Stv: No	Drive Pk Spcs: 8.00	Well Capacity: Well Depth: Sewers: Septic
Interior Feat: Sewage Pump, Water Heater Owned	Tot Pk Spcs: 8.00	Special Desig: Unknown
Parking Feat: Front Yard Parking, Available	Pool: None	Farm Features: Winterized:
Heat: Baseboard, Electric	Room Size: Rural Services: Security Feat:	
A/C: Yes/Other		
Central Vac: No		
Apx Age: 31-50		
Laundry Lev: Main		
Property Feat: Beach, Clear View, Golf, Lake Access, Level, Library		
Roof: Asphalt Shingle		
Foundation: Block		
Topography: Level		
Soil Type: None		
Alternate Power: None		
Water Name: Boshkung Lake		
Waterfront Y/N: Yes	Waterfront: Direct	Waterfront Frontage (M):
Water Struct: Bunkie	Easements/Restr: Right of Way	
Water Features: Beachfront, Dock		
Under Contract:	Dev Charges Paid:	HST App To SP: Included In
Access To Property: Paved Road, Yr Rnd Private Rd		
Shoreline: Sandy, Shallow	Shoreline Exposure: West	
Shoreline Road Allowance: Not Owned		
Docking Type: Private	Water View: Direct	Channel Name:
View: Lake	Lot Shape:	Lot Size Source: MPAC

Remarks/Directions

Client Rmks: **Looking for the perfect investment or year-round getaway? This fully winterized 4-bedroom, 2-bath cottage offers exceptional short-term rental potential with prime sandy beach frontage and unforgettable sunset views over beautiful Boshkung Lake. The beautiful bunkie ensures plenty of rooming options for families of all types. Sit on the generous elevated deck as you entertain and enjoy the breeze off the lake. Alternatively, relax in the screened-in porch with covered hot tub steps away from the lake. The fabulous beach is perfect for active cottagers or easy and gentle entry into the lake. Two floors of finished living space ensure that everyone will have their space to gather or retreat to while at the cottage. Set on 2.4 acres with 125 feet of private shoreline, the property also provides access to 39 acres of shared forest with trails ideal for hiking, snowshoeing, and four-season enjoyment. A low-maintenance docking system makes waterfront living easy. Boshkung Lake is part of an inviting 3-lake chain, giving you miles of boating with restaurant destinations. Just minutes away, the town of Carnarvon offers conveniences like the LCBO, restaurants, Rhubarb restaurant, a driving range, batting cages, and more ensuring both lifestyle and rental guests will love the location. Tennis and basketball courts, soccer fields and municipal library are close by. This is a turn-key opportunity to own a lakeside escape that blends relaxation, recreation, and income potential.**

Inclusions: **Hot tub is included, All appliances**

Listing Contracted With: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty 705-765-1820**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	2.81 M X 3.35 M	9.21 Ft x 10.99 Ft		
Living Room	Main	6.7 M X 3.65 M	21.98 Ft x 11.97 Ft		
Bedroom	Main	3.98 M X 3.35 M	13.05 Ft x 10.99 Ft		
Bedroom	Main	3.22 M X 3.2 M	10.56 Ft x 10.49 Ft		
Recreation	Lower	6.62 M X 6.09 M	21.71 Ft x 19.98 Ft		
Bedroom	Lower	3.5 M X 3.27 M	11.48 Ft x 10.72 Ft		
Bedroom	Lower	3.8 M X 3.27 M	12.46 Ft x 10.72 Ft		
Bathroom				3	

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