

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: **\$1,239,000**

Price Decrease



**Haliburton/Algonquin Highlands/Stanhope**

Tax Amt/Yr: **\$3,560.00/2024** Transaction: **Sale**  
 SPIS: **No** DOM: **26**  
 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: **4(3+1)**  
 Assignment: **Baths (F+H): 2(2+0)**  
 Link: **No** SF Range: **700-1100**  
 Storeys: **2.0** SF Source: **Other**  
 Lot Irreg: **2 - 4.99**  
 Lot Front: **125.00** Fronting On: **W**  
 Lot Depth: **590.00** Builder Name:  
 Lot Size Code: **Feet**  
 Dir/Cross St: **HWY 35 AND HWY 118**

PIN #: **391260174** ARN #: **462100100038700** Contact After Exp: **No**  
 Holdover: **90** Survey Year/Type: **Available**  
 Possession: **TBA** Possession Date:

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

Remarks/Directions

Client Rmks: **Looking for the perfect investment or year-round getaway? This fully winterized 3+1 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 and also offers easy, 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**

**Prepared By: LUCAS WILHELM, Administrator**

**Date Prepared: 05/13/2026**

Rooms

**MLS®#: X12419603**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
<b>Kitchen</b>	<b>Main</b>	<b>3.43 M X 2.8 M</b>	<b>11.25 Ft x 9.18 Ft</b>		
<b>Dining Room</b>	<b>Main</b>	<b>2.63 M X 4.75 M</b>	<b>8.62 Ft x 15.58 Ft</b>		
<b>Family Room</b>	<b>Main</b>	<b>3.83 M X 3.45 M</b>	<b>12.56 Ft x 11.31 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>3.33 M X 3.21 M</b>	<b>10.92 Ft x 10.53 Ft</b>		
<b>Primary Bedroom</b>	<b>Main</b>	<b>3.73 M X 3.44 M</b>	<b>12.23 Ft x 11.28 Ft</b>		
<b>Laundry</b>	<b>Main</b>	<b>2.18 M X 0.78 M</b>	<b>7.15 Ft x 2.55 Ft</b>		
<b>Living Room</b>	<b>Lower</b>	<b>6.02 M X 4.28 M</b>	<b>19.75 Ft x 14.04 Ft</b>		
<b>Bedroom</b>	<b>Lower</b>	<b>3.77 M X 3.63 M</b>	<b>12.36 Ft x 11.90 Ft</b>		
<b>Bedroom</b>	<b>Lower</b>	<b>3.77 M X 3.26 M</b>	<b>12.36 Ft x 10.69 Ft</b>		
<b>Bathroom</b>				<b>4</b>	
<b>Bathroom</b>				<b>3</b>	

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