84152 LAKELAND ESTATES ROAD, Ashfield-Colborne-Wawanosh (Ashfield)

Ontario, N7A3X9

1,449,000

For Sale / #X13674784



Bedroom(s): 3

Bathroom(s): 2

Lot Dimensions: 110 x 129 FT|under 1/2 acre

Description

LAKEFRONT LAKE LEVEL COTTAGE WITH EXCEPTIONAL SANDY SHORELINE AND MODERN UPDATES. This completely renovated cottage sits at a true lake-level elevation-just a few steps from the beach-and offers 110 feet of private, walkable Lake Huron frontage. The property cannot be any closer to the water without being on the sand itself, providing a rare and highly desirable connection to the shoreline... hear the waves! Clean, modern, simple lakefront, low-maintenance, turnkey, minimal complexity. The main level features a bright, open-concept living space with updated finishes (2017), lake-facing windows, and direct access to an elevated deck overlooking the water. The kitchen, living, and dining areas are designed for relaxed cottage living with clean lines and modern comfort. The main floor includes two bedrooms plus a small flex room near the front entry that is ideal as a studio, office, storage or children\'s nook. The lower level offers a separate exterior entrance and includes a renovated guest suite completed in 2023, along with a spotless \'heated\' utility room for all the beach toys. This layout provides privacy for guests or extended family and is clearly separated from the main living area. Recent upgrades include a new well (2025). Outside, enjoy a quiet stretch of sandy beach with minimal public traffic, two lake-facing decks, and a natural setting ideal for swimming, sunsets, and lakeside gatherings. Outdoor wood-burning stone fireplace. Access to the beach is via a short set of steps from both the main and lower decks. The private laneway leading toward the shoreline is best suited for ATVs or small recreational vehicles due to its incline. Lakeland Estates is a seasonal road community with some year-round residents who coordinate winter maintenance informally. A rare opportunity to own a fully updated lake-level cottage with outstanding sandy frontage on one of Huron\'s most peaceful and desirable stretches of shoreline. Ask your REALTOR for the Updates List. (id:6772)

Features

Area	Ashfield-Colborne-Wawanosh (Ashfield)	**Sewer**	Holding Tank
Province	Ontario	**Style**	Detached
Country	Canada	**View**	Lake view, View of water, Direct Water View,
Ownership Type	Freehold		
Property Type	Single Family	**Stories**	2
Building Type	House	**Acreage**	false
Age	51 to 99 years	**Water Front**	Waterfront on lake
Lot Dimensions	110 x 129 FT|under 1/2 acre	**Total Parking**	4
Heating	Electric	**Total Fireplace**	1
Water	Drilled Well	**Acres**	1/2
		Parking	No Garage

Room Details

Lower level	Bedroom 3	2.96 m x 2.71 m
Lower level	Utility room	6.45 m x 3.28 m
Lower level	Recreational, Games room	5.63 m x 3.64 m
Main level	Kitchen	2.6 m x 2.51 m
Main level	Other	2.37 m x 1.38 m
Main level	Dining room	4.66 m x 2.51 m
Main level	Living room	5.77 m x 4.43 m
Main level	Primary Bedroom	3.84 m x 2.05 m
Main level	Bedroom 2	3.7 m x 2.05 m