# 11 HURON LANE, Ashfield-Colborne-Wawanosh (Colborne)

Ontario, N7A3Y2

## 290,000

For Sale / #X13699544




**Bedroom(s): 2**

**Bathroom(s): 1**

**Lot Dimensions: 60 x 90 FT|under 1/2 acre**

## Description

Priced to sell, this beautifully maintained Canadian-built Northlander Industries modular home is tucked away in the sought-after Meneset on the Lake 55+ land lease community, just steps from the shores of Lake Huron.  Surrounded by mature trees, beautiful gardens, and the peaceful sounds of nature, this is quiet living at its best. Start your morning with a coffee on the wraparound deck, take a stroll along the walking trail to the private sandy beach, or spend a quiet afternoon enjoying the gardens surrounding the home. As the day winds down, gather with friends for happy hour or head over to the clubhouse and enjoy the simple pleasure of having nowhere else you need to be.  Inside, the home feels bright, spacious, and welcoming, with natural light filling the living, dining, and breakfast nook areas. The kitchen offers generous cupboard storage and plenty of workspace, while the living room fireplace creates a warm and cozy setting for relaxing on chilly winter evenings. Two bedrooms provide plenty of flexibility for visitors, a home office, or a comfortable second TV room. A convenient main-floor laundry room with additional storage keeps everything organized and within easy reach.  Immaculately cared for with upgrades including the roof (2022), a water heater (2023), and air conditioner (2025), this property is ready for its next chapter. This is more than just a home - it\'s an opportunity to slow down, enjoy the outdoors, and embrace the relaxed, carefree lifestyle that makes Meneset on the Lake so special. This is where you want to spend your next chapter. NOTE: Land is leased at $700 per month. (id:6772)

## Features

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|---|---|---|---|
| **Area** | Ashfield-Colborne-Wawanosh (Colborne) | **Stories** | 1 |
| **Province** | Ontario | **Acreage** | false |
| **Country** | Canada | **A/C** | Central air conditioning |
| **Property Type** | Single Family | **Total Parking** | 2 |
| **Building Type** | Modular | **Total Fireplace** | 1 |
| **Lot Dimensions** | 60 x 90 FT\|under 1/2 acre | **Acres** | 1/2 |
| **Heating** | Natural gas | **Parking** | No Garage |
| **Sewer** | Septic System | **Amenities Near By** | Beach, Golf Nearby |

## Room Details

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|---|---|---|
| **Main level** | Living room | 3.97 m x 7.23 m |
| **Main level** | Kitchen | 3.77 m x 3.08 m |

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|---|---|---|
| **Main level** | Dining room | 3.78 m x 3.91 m |
| **Main level** | Primary Bedroom | 3.97 m x 4.34 m |
| **Main level** | Bedroom 2 | 3.76 m x 2.67 m |
| **Main level** | Laundry room | 2.79 m x 1.68 m |
| **Main level** | Sitting room | 2.47 m x 2.6 m |