

\$2,099,000 - 7936 36/37 NOTTAWASAGA Sideroad

Listing ID: 40362160

\$2,099,000

5 Bedrooms, 4 Bathrooms, 2.47 acres

Single Family

7936 36/37 NOTTAWASAGA Sideroad,
Clearview, Ontario, L0M1P0

Stunning 4 bedroom home with detached legal one bedroom accessory dwelling (Schoolhouse) set on premium 2.47 acre lot in Nottawa. Main home offers 4 bedrooms, 3 bathrooms and the spectacular accessory dwelling has one bedroom, office, open plan living/dining/kitchen area and laundry facilities are roughed in. This accessory building could be utilised as a guest house for family or friends or as an income generating unit!! The beautiful cape cod home was built in 2005 with ICF construction, from foundation to trusses, making this an economical home to run and sided with beautiful Maibec siding. The main floor offers a master suite with walk in closet and ensuite with electric heated floor. The open plan living/kitchen dining area has slate and hickory floors, custom kitchen with antiqued concrete counters and farmers sink not to mention a beautiful woodstove to keep you warm on those chilly evenings. There is also a second main level bedroom (office or den), powder room, laundry room and access to the 1.5 car garage. The patio doors lead to a fenced pool area, featuring a stamped concrete patio leading to landscaped gardens and a 16' x 32 solar heated saltwater pool with 8' deep end. The 2nd level has 2 good sized bedrooms, a 4

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piece bathroom, office space and huge rec. room which could easily be a 5th bedroom. Home is wired for a Generator and has an electric car charger already installed! The accessory dwelling, built in 2013, is heated by radiant infloor heat and cooled by a ductless A/C system. A second garage is attached to the back of the schoolhouse. Located minutes from Collingwood and all major ski hills including Osler, Devil's Glen and Blue Mountain this is truly a one of kind property. (id:13139)

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Last Modified: 06/01/2023 01:02:00 PM

Listing Office:Clairwood Real Estate Corporation (Collingwood Unit A)