

# \$1,224,900 - 3109 ASPDIN Road

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## Listing ID: 40583361

**\$1,224,900**

3 Bedrooms, 4 Bathrooms, 12.13 acres

Single Family

3109 ASPDIN Road, Utterson, Ontario,  
P0B1M0

Are you looking for an exceptional Muskoka experience? This 12-acre property is surrounded by woods and has a 3900 sqft custom-built home. Enjoy the beautiful park-like lawn from the large multi-level deck. The lawn features a big beach-like play area and a fantastic paved area for basketball enthusiasts. Wake up to the serene bird-song, golden sun-tipped tree-tops, and the sight of nine landscaped gardens, apple trees, raspberries, and blackberries. The property is also home to moose, deer, wild turkey, pheasants, and foxes. This home is perfect for entertaining guests with its cathedral-ceiling kitchen and walk-in chef's pantry. The sunken dining area leads to the grilling deck. The spacious living area has honey wide-plank hardwood. The first level has three bedrooms, one with an ensuite, and two with a large shared bathroom. The double garage leads to a mudroom with an additional bathroom, shower, and laundry room. The lower level has multiple walk-outs to private gardens, a large cedar sauna, entertainment room, a summer kitchen, a bright sunroom/office, bathroom & laundry room, giving guests utmost privacy and comfort. The property includes a circular driveway surrounded by a groomed forest, a clear meadow for long walks, and a double-

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wide carport for housing all your toys, ATVs, and snowmobiles, with an attached heated workshop. There is also a secondary drive shed with massive storage potential. The heated and insulated multi-use building has 1500 sq. ft. and a two-bedroom finished loft with a furnished living room, perfect for teenagers. Located minutes to shopping and schools in Huntsville. 15 minutes to the Hospital and 5 minutes to a public boat launch at Skeleton lake. Take a drive to the quaint town of Rosseau only 10 minutes away. The main road is fully serviced, with plowing, school bus route, and garbage pickup. Isn't it time you made that move to the North? (id:50245)

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Listing Office: Chestnut Park Real Estate Ltd., Brokerage, Port Carling