

# \$1,299,999 - 175 ROWANWOOD Lane

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## Listing ID: 40590184

**\$1,299,999**

2 Bedrooms, 1 Bathrooms, 0.45 acres

Single Family

175 ROWANWOOD Lane, Utterson,  
Ontario, P0B1M0

Experience effortless waterfront living on Mary Lake in beautiful Muskoka! This stunning True North Log Home is less than five years old and perfectly complimented by 100 feet of shoreline and incredible wide-open lake views. Well suited as a home or year-round cottage, the open-concept main floor gives a feeling of rustic elegance while being designed with modern elements, including a stunning custom kitchen, ensuring optimal comfort. The primary bedroom is conveniently located on the main floor for ease, while the second bedroom, plus additional recreational space for guests or family, can be found on the lower level for added privacy. An ICF foundation ensures maximum efficiency and durability, while the rustic log construction adds to the cottage's natural charm. Outside, the property features a great yard with a level activity area and a spectacular view of the lake. At the waterfront, a large dock and easy, gradual entry from the shoreline to the lake is ideal for all ages to swim and enjoy. Whether you are a boating enthusiast, have a passion for fishing or enjoy soaking up the sun on the dock, this location will surely impress. If you are considering the option to expand, the current 4500L septic tank is rated for 4 bedrooms and 20 fixture units.

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Just a short drive from downtown  
Huntsville, for shopping, dining, and  
entertainment options in every season.  
Additionally, you will have access to over  
40 miles of waterway to explore along the  
4-lake chain as well as marina services right  
from your dock. (id:50245)

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