

\$799,000 - 247 MAINHOOD Road

Listing ID: 40595872

\$799,000

4 Bedrooms, 1 Bathrooms, 0.37 acres

Single Family

247 MAINHOOD Road, Utterson, Ontario,
P0B1M0

Welcome to your dream retreat on Mainhood Lake—a charming 4-bedroom, 3 1/2 season cottage that effortlessly combines nostalgic charm with contemporary comforts. Nestled in a serene setting, this idyllic property offers a unique opportunity to experience the tranquility of yesteryear while enjoying all the modern amenities of today. The inviting living room features a cozy woodstove, perfect for gathering with family and friends on chilly evenings. For your convenience, the cottage is equipped with electric baseboard heat and waterlines with heat trace, ensuring year-round comfort and usability should you wish. The property is serviced by an updated 100-amp electrical system. Step outside and be greeted ample decking, a beach area, ideal for sunbathing and leisurely swims. The deep water off the end of the dock, reaching a depth of 15 feet, is perfect for diving and fishing. Enjoy the thrill of catching smallmouth bass fishing right from your own dock. With 110 feet of frontage and northern exposure, you'll savor breathtaking views and serene sunsets. . The 20 x 10, 60 amp workshop offers plenty of room for storage and projects, while the 10 x 10 screened gazebo (with power) provides a shaded retreat on hot summer days. The

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50-foot cantilevered floating dock ensures easy access to the water, making it a haven for boating enthusiasts. Adding to the cottage's charm is a functioning outhouse equipped with a flush toilet and basin, seamlessly blending rustic charm with practical functionality. This property is not only a perfect family getaway but also a lucrative investment. With a successful rental history generating, it offers an excellent opportunity for additional income. Discover the timeless appeal and modern convenience of this enchanting Mainhood Lake cottage. Whether you're seeking a peaceful retreat or a profitable rental property, this gem has it all. Don't miss your chance to own a piece of paradise where past and present harmoniously coexist.
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