

# \$1,275,000 - 1107 HIGHWAY 141

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## Listing ID: 40601446

**\$1,275,000**

3 Bedrooms, 2 Bathrooms, 97.14 acres

Single Family

1107 HIGHWAY 141, Utterson, Ontario,  
P0B1M0

Nestled in the heart of Muskoka, this stunning 3-bedroom, 2-bathroom home offers the perfect blend of luxury and nature on a sprawling 97.5-acre estate. Centrally located halfway between Huntsville and Bracebridge, this property is an outdoor enthusiast's dream, featuring extensive trails for hiking, biking, or horseback riding, and a picturesque 10-acre lake ideal for fishing, kayaking, or simply enjoying the tranquil waterside views. The 2,600 square foot home is a masterpiece of craftsmanship and modern convenience, boasting 9-foot ceilings and beautifully exposed wood beams throughout. Built with sustainability in mind, the home utilizes a geothermal ground loop system for heating, air conditioning, and domestic hot water, ensuring energy efficiency and comfort year-round. Step into the 16 x 12 post and beam screened-in Muskoka Room, where you can savor the beauty of the changing seasons in comfort. Adjacent to this serene space is a four-person hot tub, complete with a canopy, perfect for relaxing under the stars. The property includes two outbuildings, providing ample storage and potential for various uses. Additionally, the Forest Management Plan offers significant tax advantages, making this an attractive

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investment. A drilled well ensures a reliable water supply, and easy highway access simplifies travel to nearby towns and amenities. This exceptional property combines the best of rural tranquility and modern living, offering a unique opportunity to own a piece of Muskoka paradise. If that is not enough, the cape cod artist studio is an absolute charming spot for creating, sitting a reading or just a hang out spot for the kids. It takes the meaning of she shed to the next level. In addition, there is an older sugar shack and outbuilding for storage needs. Don't miss the chance to make this dream home yours and enjoy the unparalleled lifestyle it offers. (id:50245)

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Listing Office:Re/Max Professionals North, Brokerage, Bracebridge