

\$1,300,000 - 169 ODD'S Drive

Listing ID: 40605683

\$1,300,000

4 Bedrooms, 2 Bathrooms, 2299

Single Family

169 ODD'S Drive, Restoule, Ontario,
P0H2R0

This home, cherished by the same family for decades, is now being offered for sale for the first time! Here's your chance to own this lovingly maintained yr round home or cottage situated on over an acre of beautifully landscaped grounds. The property features a manicured lawn, stunning rock outcroppings, & a gentle slope leading to approx. 200 feet of waterfront on the highly desirable 14 km long Restoule Lake. Enjoy year-round recreation incl. swimming, boating, & excellent fishing (Pike, world-class Muskie, Pickerel, Bass, Lake Trout). Nearby ATV and OFSC trails offer additional adventure opportunities. Visit Restoule Park on the north end of the lake or explore the extensive acres of Crown land. 2300 sq. ft. of finished living space w/4 Bdrms. & 2 Baths. Main flr features an open-concept living area w/stunning views over the water, incl. a Dining rm (or Office) w/Walkout, Eat In Kitchen, & Living room w/Walkout to a full-length elevated deck. A woodstove adds a cozy touch for winter nights. The main floor also incl. 2 Bdrms (1 w/walk-in closet), a 3-piece bath, & ample storage. The bright lower level, with walkout, incl. Family rm, laundry area, office nook, 2 additional Bdrm, & a 2nd 3-piece bath. A

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workshop/utility room w/convenient overhead door provides easy storage access. The property also includes a double 32'3 x 24'3 insulated and heated garage/shop with a 60-amp panel, offering a freshly painted guest area/loft above with new flooring. The home is serviced by a 200-amp electrical panel, Forced air propane furnace, central air, central vacuum, septic system, and lake water with a UV system. Additional amenities include high-speed internet and Bell Satellite. A heated walkway leads from the garage to the house. Situated on a private road (\$200/year maintenance), this quiet northern Ontario waterfront oasis offers friendly neighbours and endless adventures. Quick closing is available. Don't miss out on this unique opportunity! (id:50245)

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Listing Office:Century 21 B.J. Roth Realty Ltd., Brokerage, Orillia - Unit B