

# \$1,649,000 - 905 STARRATT Road

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## Listing ID: 40609269

**\$1,649,000**

4 Bedrooms, 2 Bathrooms, 192.34 acres

Single Family

905 STARRATT Road, Burk's Falls,  
Ontario, P0A1C0

Completely updated, this farmhouse is a must see for anyone longing for country life. Sitting on a beautiful 190+ acre parcel of land, the future of this property is your choice and in your hands. The main floor has a bright, open concept design with a brand new four-piece bath and main floor laundry/pantry, as well as new oak flooring. The second floor features four bedrooms and a full bath. A wrap around deck and the clap of the screened farmhouse door exude the warmth of country living. The deck can easily be screened in for relaxing evenings listening to the warm breeze in the mature trees surrounding the home. A rustic barn could be used to house animals and hay for a hobby farm or, with minor improvements, this approximately 7000 sq. ft. space could be rented out as event space and host weddings or large gatherings. A separate entrance from the road winds its way to the barn with more than enough space to allow for the cars expected to arrive at these types of events. A triple garage needs attention but also has the potential to be so much more. Zoned rural, this property could be developed into several lots without difficulty and, in recent years, the area has become home to many new and higher end builds for people looking for an escape from

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urban life. A short drive from the village of Burk's Falls or Magnetawan you can visit local shops or sit at night and listen to the hoot of the owls. Relax with a coffee in the early morning and maybe view the wildlife in the nearby open fields (this is a deer wintering area as well). Another great opportunity for this property is to go organic and buy local as small local farms allow people with a vision to become part of their community and live off the land. A complete list of upgrades is available upon request but far too many to mention.  
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Listing Office: Royal LePage Lakes Of Muskoka Realty, Brokerage, Burks Falls