

# \$1,799,000 - 506097 HIGHWAY 89

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## Listing ID: 40617561

**\$1,799,000**

5 Bedrooms, 3 Bathrooms, 33.5 acres

Single Family

506097 HIGHWAY 89, Mulmur, Ontario,  
L9V0N6

Prepare to fall in love! 33.5 acres including a 5 bedroom bungalow with a pool, your private pond & beach, and 2 cozy cabins creating a very successful nature retreat short-term rental business. Just a few minutes walking the trails around this property will have you head over heels. As you drive home down the winding driveway the sun peaks through the trees and welcomes you home. Convenient access off Highway 89, plus 2nd driveway off 2nd Line. The home itself is beautiful inside and out. The large back deck that leads you to the above ground pool is perfect for sunbathing, BBQs and entertaining. Inside, the open concept main floor has high ceilings, a beautiful wood feature wall with fireplace in the living room, dining room over looking the deck through huge windows, and a beautiful kitchen with unique backsplash, center island & stainless steel appliances. The spacious primary bedroom overlooks the pool through large windows and offers a great walk in closet and beautiful 4 pc bathroom. The main floor also offers 2 additional bedrooms, plus the 4th & 5th bedrooms in the basement. The basement is another great feature with a 2nd living space and above grade windows in almost every room. There is a second

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entrance that leads to the basement which provides lots of potential as well. There is a large yard beside the house perfect for soccer matches as a family, that is then surrounded by trees and trails leading you to the rest of this incredible gem of a property. Along the river and down the trails you will find a large pond that has been turned into your own private sandy beach. Next to the pond is a log cabin and down another trail is a newer 2nd bunkie. Both cabins offer guests a nature retreat experience and have been fully booked most of the year, providing approximately \$60k revenue/year through the short-term rentals. Approx 10 acres of farmland offers even more income potential. This property truly has it all. I told you you'd fall in love! (id:50245)

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