

\$619,000 - 1236 MOOT LAKE Road

Listing ID: 40624500

\$619,000

3 Bedrooms, 1 Bathrooms, 0.9 acres

Single Family

1236 MOOT LAKE Road, Baysville,
Ontario, P0B1A0

Perfect Starter Cottage in the Heart of Muskoka. This 1,152 sq. ft., 3 bdrm, 1 bath cottage sits on the shores of tranquil, spring fed, Moot Lake, only 10 minutes from Baysville, 25-30 minutes from both Bracebridge & Huntsville and 2-2.5 hours from Toronto. It is on a flat 0.9 acre lot with 155 feet of lake frontage with crown land to one side and is well treed along the property lines providing exceptional privacy, lots of flat usable space. and making it is easily accessible to all. There are also beautiful long lake views down the lake. The cottage has a very spacious open concept living area with white washed barn board walls, vaulted wood ceilings with ceiling fans, wide plank laminate flooring (2018), a WETT certified wood stove (installed in 2011 with new WETT certificate in 2020), large windows lakeside from which to take in the views, sliding glass doors providing direct access to both the lakefront deck and Muskoka Room, large sitting and dining areas and a kitchen with newer appliances (2018). There is a large 4 piece bath with tub and shower combo (2015) and stackable washer and dryer (2015) and three spacious bedrooms, including the lakeside primary and all have been freshly painted, with vaulted wood ceilings and wide plank laminate flooring

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(2018). A new 200 amp electrical panel with generator hook up was installed in 2018 and the sellers recently installed a new water pump in the well and large new dock. Rounding out the package is a 20' x 8' Muskoka Room (2016), a 12' x 8' bunkie for extra sleeping space, a 14' x 8' storage shed and there is lots of parking for family and guests. Comes turn key with all the furniture, most personal items (kitchen contents, linens, decor, lamps and rugs etc.), tin boat and motor and canoe, so that you can just move in and enjoy! This is your opportunity to get into the market and make your cottage dreams come true! Please note that the last 800 metres of the road is not currently plowed in the winter. (id:50245)

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Listing Office: Chestnut Park Real Estate Ltd., Brokerage, Haliburton