

# **\$35,000 - 38. (interval 1) - 1146 Old Parry Sound Road Se, Muskoka Lakes (watt)**

MLS® #X12015970

**\$35,000**

3 Bedroom, 2.00 Bathroom,  
Single Family

Watt, Muskoka Lakes (watt), Ontario

Turnkey and maintenance-free (FRACTIONAL) opportunity to own 5 weeks (Interval 1) of luxury all-season fractional cottage living in Muskoka. Located on Nutt Lake across from Diamond in the Ruff Golf Course, this fully-furnished cottage includes 3 bedrooms, 2 full 4-pc bathrooms, an open concept living room and kitchen with breakfast bar, dining room, screened Muskoka sun room, sun-filled deck, laundry, great room with vaulted ceiling and a floor-to-ceiling Muskoka stone gas fireplace & a full basement with a private secured storage locker. This beautiful chalet-style post-and-beam cottage is family-friendly and fully accessible, only steps away from a 100-foot private sandy beach on motor-free Nutt Lake facing crown land. Ideally located in the heart of Muskoka, only 15 minutes to Rosseau and 25 minutes to Port Carling and Bracebridge. The annual fee covers all property taxes, building & ground maintenance/landscaping, utilities & unlimited Wi-Fi. Rental ability individually or with Diamond in the Ruff with split profits at 50/50 & an additional rental cleaning fee of \$200/week.

Interval 1

(Fri-Fri intervals) Cottage is Pet Free.

Check-in 6 pm / Check-out 2 pm Fixed Weeks (2025): week of May 23, week of Aug 1.

Floating weeks (2025): week of Jan 10, week of Mar 14, week of Oct 10. The maintenance fee is annual:4,536.95 (id:6289)



## Essential Information

|           |                    |
|-----------|--------------------|
| Listing # | X12015970          |
| Price     | \$35,000           |
| Bedrooms  | 3                  |
| Bathrooms | 2.00               |
| Type      | Single Family      |
| Sub-Type  | Condominium/Strata |

## Community Information

|             |                                                 |
|-------------|-------------------------------------------------|
| Address     | 38. (interval 1) - 1146 Old Parry Sound Road Se |
| Subdivision | Watt                                            |
| City        | Muskoka Lakes (watt)                            |
| Province    | Ontario                                         |
| Postal Code | P0B1M0                                          |

## Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Fireplace(s), Storage - Locker                       |
| Features       | Wooded area, Irregular lot size, Open space, Balcony |
| Parking Spaces | 2                                                    |
| Parking        | No Garage                                            |
| View           | Lake view, Direct Water View                         |
| Is Waterfront  | Yes                                                  |
| Waterfront     | Waterfront                                           |

## Interior

|                 |                                                                                   |
|-----------------|-----------------------------------------------------------------------------------|
| Appliances      | Water meter, Dishwasher, Dryer, Furniture, Microwave, Stove, Washer, Refrigerator |
| Heating         | Propane Forced air                                                                |
| Cooling         | Central air conditioning                                                          |
| Fireplace       | Yes                                                                               |
| # of Fireplaces | 1                                                                                 |
| # of Stories    | 2                                                                                 |
| Has Basement    | Yes                                                                               |

## Exterior

|            |                    |
|------------|--------------------|
| Exterior   | Wood, Cedar Siding |
| Foundation | Block              |

## Listing Details

Listing Office

Harvey Kalles Real Estate Ltd.



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