

\$998,000 - 29 - 1158 Shea Road S, Muskoka Lakes (watt)

MLS® #X12131817

\$998,000

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Watt, Muskoka Lakes (watt), Ontario

Charming 3 bed, 1 bath plus 2 additional bunkie's. 4-season Cabin at Three Mile Lake. A picturesque retreat surrounded by birch, pine, & sugar maple. With its charming Rustic Canadian aesthetic, it's the perfect taste of Muskoka living. Arguably one of the best spots on the lake with expansive, breath taking lake views, deep water with sandy bottom off the fixed dock (wave and wake-proof). Watch sunsets from the dock, then gather by the lake for a cozy fire and roast marshmallows under the stars. Property features a Muskoka room, 2 cozy bunkie's, with one on the water, property sleeps 14 people. Wood shed and two additional storage sheds, ample parking, back up generator, brand new roof. Close proximity to Port Carling and Bracebridge. The property has been thoughtfully upgraded with several recent improvements that significantly enhance its comfort and functionality. A new waterside bunkie deck was installed. A Brand new shingled roof on the cottage, ensuring durability and aesthetic appeal. In 2022, the water system was fully upgraded with a new water tank and UV water filtration system, including a tannin filter, which provides clean and clear water. Additionally, features like a heated water line, propane furnace, and a heat pump were added to improve energy efficiency and comfort throughout the year. The property also includes a Briggs & Stratton generator, providing reliable backup power, and comprehensive insulation under the house and in all interior walls, which helps maintain



consistent temperatures. The interior was completely renovated, updating the kitchen, living room, bedrooms, ceilings, and floors to modern standards, creating a fresh and inviting atmosphere. These updates collectively make this lakeside retreat highly desirable, combining recent modernization with natural beauty. (id:6289)

Essential Information

Listing #	X12131817
Price	\$998,000
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	29 - 1158 Shea Road S
Subdivision	Watt
City	Muskoka Lakes (watt)
Province	Ontario
Postal Code	P0B1M0

Amenities

Features	Irregular lot size
Parking Spaces	5
Parking	No Garage
View	View of water, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Dishwasher, Dryer, Furniture, Oven, Range, Washer
Heating	Natural gas Heat Pump
Cooling	Central air conditioning

Fireplace Yes
of Stories 1

Exterior

Exterior Aluminum siding, Wood
Lot Description 117.9 x 293 FT ; 117.92 x 26
Foundation Block

Listing Details

Listing Office ROYAL LEPAGE REAL ESTATE



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