

# \$850,000 - 3461 Hwy 141, Muskoka Lakes (watt)

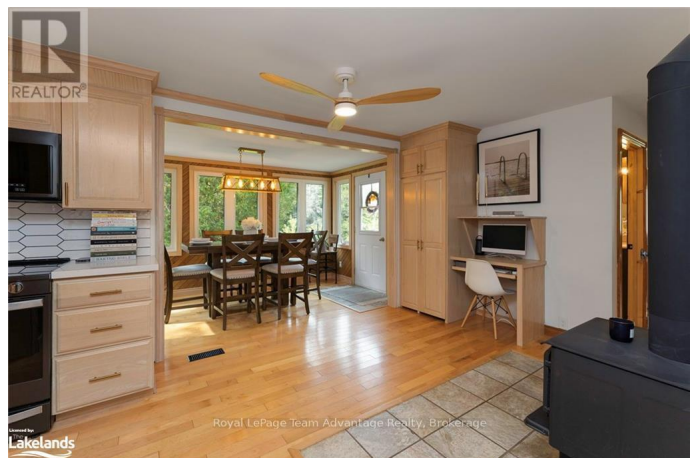
MLS® #X12151515

**\$850,000**

4 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Watt, Muskoka Lakes (watt), Ontario

Gorgeous 4 bdrm/ 2 bath home located on Skeleton River with direct boat access to Lake Rosseau. Home has been extensively renovated and boasts new kitchen with quartz countertops, separate dining room, cozy living room & Primary bdrm on main level. Upper level has 3 bedrooms and newer 3 pce bath with glass shower. Original hardwood floors throughout. Basement is unfinished but allows for great storage area as well as separate utility room and cold room. Attached workshop, with entrance into the basement is a dream for anyone who enjoys woodworking or just tinkering. Walkout from kitchen to Muskoka room overlooking the meandering river. Spacious side deck is perfect for entertaining or just relaxing. Custom Sauna with change room, bar area and TV(wifi reaches) , small beach area and beautiful flag stone firepit are just some of the unique features of this unbelievable property! One of the best features is the ability to drive your boat(within a few minutes) out to Skeleton Bay on Lake Rosseau! The best of both worlds with this stunning oasis plus the ability to boat to many great restaurants, Marinas, fishing or just playing on the water without the higher taxes of Lake Rosseau. Pride of ownership is quite apparent throughout the home and beautiful grounds. Great location as its quite central to Bracebridge, Parry Sound and Huntsville. Buyer to verify river frontage, frontage has been calculated from Geowarehouse. Further rooms and measurements...Storage room 3.78



x2.16, cold room 3.38 x 3.23, Other 5.74 x 7.54, Sunroom 5.11 x 2.26. (id:6289)

## Essential Information

Listing #	X12151515
Price	\$850,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

## Community Information

Address	3461 Hwy 141
Subdivision	Watt
City	Muskoka Lakes (watt)
Province	Ontario
Postal Code	P0B1M0

## Amenities

Amenities	Golf Nearby, Hospital
Utilities	Electricity, Wireless
Features	Wooded area, Open space, Flat site, Lighting, Level, Sump Pump
Parking Spaces	10
Parking	Carport, No Garage
# of Garages	1
View	River view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

## Interior

Appliances	Water Heater, Water Treatment, Dishwasher, Dryer, 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      Vinyl siding  
Lot Description      168.6 x 155 FT|1/2 - 1.99 acres  
Foundation      Concrete, Block, Poured Concrete

## Listing Details

Listing Office      Royal LePage Team Advantage Realty



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