

# \$2,795,000 - 427 West Browns Road, Huntsville (brunel)

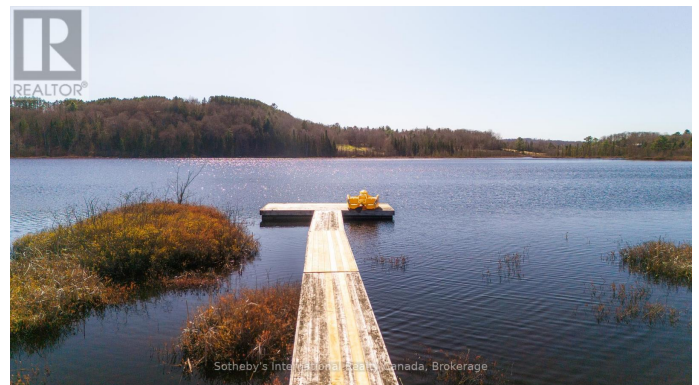
MLS® #X12169365

**\$2,795,000**

8 Bedroom, 4.00 Bathroom,  
Single Family on 675.00 Acres

Brunel, Huntsville (brunel), Ontario

TURNKEY! Welcome to your private Muskoka retreat, perfectly positioned on 4.92 acres with 675 feet of pristine shoreline and southwest exposure on quiet Weeduck Lake. Just minutes from Huntsville, this turn-key property offers a rare blend of privacy, comfort, and convenience, which is ideal as a seasonal escape or a full-time residence. This thoughtfully laid-out home features three bedrooms on the main level and four additional bedrooms on the lower level. A self-contained one-bedroom, one-bath in-law suite sits above the attached three-car garage, offering privacy for guests or extended family. The open-concept kitchen features a granite island, double wall ovens, and an oversized fridge and freezer, flowing into a panoramic Muskoka room and a dining area with built-in cabinetry and a charming brick fireplace. Step outside to the covered deck, perfect for dining or relaxing in all seasons. Enjoy a spacious family room and a dedicated games room on the lower level. Walk out to your stone patio and private hot tub, or unwind by the sparkling inground pool, set against a lush forest backdrop. A separate 3-car detached garage (1,350 sq ft) adds ample space for recreational gear or workshop use. Recent upgrades include a new septic system (2025). Other home systems include on-demand propane water heater, UV water filtration system, water softener, and central air. At the water's edge, a 200-foot dock invites swimming, paddling, or fishing with stunning sunsets across the lake



every evening. This is Muskoka living.  
(id:6289)

**Essential Information**

Listing #	X12169365
Price	\$2,795,000
Bedrooms	8
Bathrooms	4.00
Acres	675.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	427 West Browns Road
Subdivision	Brunel
City	Huntsville (brunel)
Province	Ontario
Postal Code	P1H0J2

**Amenities**

Amenities	Golf Nearby, Hospital, Schools, Fireplace(s)
Utilities	Electricity, Wireless
Features	Wooded area, Level
Parking Spaces	16
Parking	Attached Garage, Garage
# of Garages	2
View	View of water, Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes
Pool	Inground pool

**Interior**

Appliances	Hot Tub, Range, Water Treatment, Water Heater - Tankless, Water Heater, Water softener, All, Central Vacuum, Dryer, Washer, Window Coverings
Heating	Propane Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Walk out

## Exterior

Exterior	Wood
Foundation	Concrete

## Listing Details

Listing Office Sotheby's International Realty Canada



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