

\$1,299,000 - 8 - 1140 Cowan Park Road, Muskoka Lakes (watt)

MLS® #X12269314

\$1,299,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Watt, Muskoka Lakes (watt), Ontario

Welcome to your turnkey Muskoka retreat! This extensively and beautifully renovated and meticulously maintained 4-season cottage (currently used as a year-round home) sits on the highly sought-after Three Mile Lake, just minutes from Windermere and a convenient 2-hour drive from the GTA. The gently sloping, family-friendly lot offers 100 feet of prime waterfront with both shallow and deeper water entry - perfect for swimming, boating, or relaxing by the waters edge. Enjoy unforgettable sunsets with coveted northwest exposure, plus a waterfront concrete patio, fire pit area, and dock complete with a winterization cable/winch system for easy seasonal maintenance. Inside, the main level features an open-concept layout with soaring cathedral ceilings, a bright kitchen and living room with a wall of windows offering spectacular lake views and walkout to a spacious deck. A high-efficiency wood stove and heat pumps provide year-round comfort. Two main floor bedrooms include custom closets and built-in cabinetry, plus a fully upgraded 4-piece bathroom. The walkout lower level provides a self-contained suite, ideal for guests or extended family, featuring an open kitchen/living/dining area with large windows and stunning views, a generous bedroom, laundry facilities, and a modern 3-piece bathroom. This unique property includes two spacious, insulated lakeside Bunkies, plus a



separate bathroom bunkie equipped with a shower, sink, and composting toilet - perfect for guests or a growing family. Additional features include: year-round road access, a metal roof, ample parking, and a large backyard for games and entertaining. This is a true turnkey package - fully furnished and outfitted, right down to the appliances and kitchenware. Simply pack your suitcase and groceries, and start making unforgettable summer memories in 2025! (id:6289)

Essential Information

Listing #	X12269314
Price	\$1,299,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	8 - 1140 Cowan Park Road
Subdivision	Watt
City	Muskoka Lakes (watt)
Province	Ontario
Postal Code	P0B1M0

Amenities

Amenities	Marina
Utilities	Wireless
Features	Sloping, Partially cleared, Flat site, Dry
Parking Spaces	10
Parking	No Garage
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, All, Window Coverings
Heating	Electric Heat Pump
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Wood
Exterior Features	Landscaped
Lot Description	100 x 350.9 FT 1/2 - 1.99 acres
Foundation	Block

Listing Details

Listing Office Chestnut Park Real Estate



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