

# \$1,100,000 - 1382 Fish Hatchery Road, Muskoka Lakes (watt)

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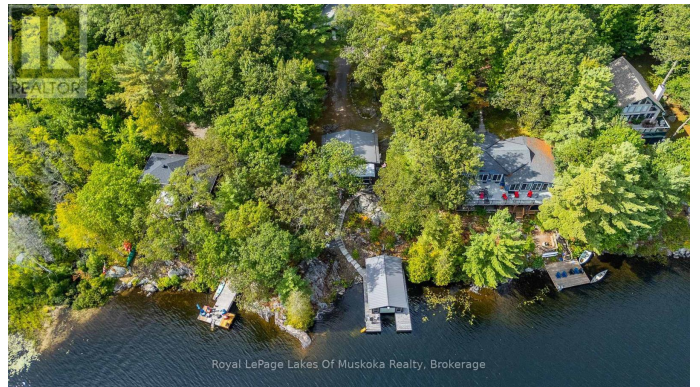
MLS® #X12370793

**\$1,100,000**

2 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Watt, Muskoka Lakes (watt), Ontario

Welcome to the gem you've been waiting for. Situated on spring-fed High Lake, this charming property blends traditional cottage character with the modern comforts of year-round living. Enjoy your morning coffee or tea as you watch the mist rise off the lake from the expansive screened Muskoka room, which spans the full width of the cottage. A wide-open lake view greets you the moment you step inside whether you're preparing meals in the kitchen or relaxing in the great room, that breathtaking view is always with you. As the evenings grow cooler, the Jotul fireplace warms this fully winterized retreat, inviting you to enjoy all four seasons in comfort. Follow the path/stairs to the waterfront and unwind by the cozy fire pit seating area. Continue down to a rare find for a smaller lake a single-slip boathouse with an 8' x 24' slip to keep your boat protected and ready for the water. The shoreline is clean and deep, perfect for swimming, with a gorgeous southern exposure. For gardening enthusiasts, a charming potting shed provides space to tend your plants to your hearts content. A cozy bunkie offers additional sleeping quarters and its own front deck with lake views ideal for guests or a quiet escape. Rounding out this picturesque one acre property is a triple-car log garage featuring three hydraulic doors and a hydraulic lift in the center bay perfect for the mechanically inclined. Truly a turnkey



property. Come and experience it for yourself especially during the spectacular fall season Muskoka is so well known for. (id:6289)

Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12370793     |
| Price     | \$1,100,000   |
| Bedrooms  | 2             |
| Bathrooms | 1.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |
| Style     | Bungalow      |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1382 Fish Hatchery Road |
| Subdivision | Watt                    |
| City        | Muskoka Lakes (watt)    |
| Province    | Ontario                 |
| Postal Code | P0B1M0                  |

Amenities

|                |                                          |
|----------------|------------------------------------------|
| Utilities      | Electricity, Wireless                    |
| Features       | Wooded area, Irregular lot size, Sloping |
| Parking Spaces | 23                                       |
| Parking        | Detached Garage, Garage                  |
| # of Garages   | 2                                        |
| View           | Lake view, Direct Water View             |
| Is Waterfront  | Yes                                      |
| Waterfront     | Waterfront                               |

Interior

|              |               |
|--------------|---------------|
| Heating      | Propane Other |
| Fireplace    | Yes           |
| # of Stories | 1             |

Exterior

|          |              |
|----------|--------------|
| Exterior | Vinyl siding |
|----------|--------------|

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Landscaped                                                       |
| Lot Description   | 104 x 382 FT ; lot is diamond shape at the back 1/2 - 1.99 acres |
| Foundation        | Block                                                            |

## **Listing Details**

Listing Office      Royal LePage Lakes Of Muskoka Realty



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