

\$399,900 - 1053 Cutler Road, Muskoka Lakes (watt)

MLS® #X12383925

\$399,900

2 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Watt, Muskoka Lakes (watt), Ontario

Tucked just a short walk from the shores of Three Mile Lake, this well-maintained property offers a mix of comfort, efficiency, and easy lake access all on just over a quarter acre of land. Inside, you'll find warm pine ceilings, spray-foamed insulation throughout (including walls, ceiling, and crawl space), and a 200 amp panel plus a new hydro stack for peace of mind. The windows, door, and vinyl siding were updated in 2020, while the roof was redone in 2019. There's also a GenerLink hookup for backup power and an electric heater in the crawl space to keep things protected year-round. Water supply includes a drilled well (360 ft Deep). The septic is located at the back of the property, and garbage pickup is available in summer, with winter drop-off at the start of Cutler Rd. Outdoors, you'll enjoy the fire pit, two storage sheds, a woodshed, and a lovely trench underway for a future waterfall feature. While the hot tub is excluded, it's worth noting that it's already hardwired in. A yearly road fee of \$350 (2025) covers access to this peaceful spot, just steps away from the public road allowance to the lake your launch point for swims, paddles, or sunsets. Whether you're looking for a weekend getaway or a four-season retreat, this one has the essentials in place and the upgrades already done. (id:6289)



Essential Information

Listing #	X12383925
Price	\$399,900
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1053 Cutler Road
Subdivision	Watt
City	Muskoka Lakes (watt)
Province	Ontario
Postal Code	P0B1M0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Features	Wooded area, Open space, Flat site, Dry
Parking Spaces	4
Parking	No Garage
View	View

Interior

Appliances	Hot Tub, Water Heater
Heating	Propane Other
Fireplace	Yes
# of Fireplaces	2
# of Stories	1

Exterior

Exterior	Vinyl siding
Lot Description	89.1 x 125.1 FT
Foundation	Block

Listing Details

Listing Office	RE/MAX Professionals North
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