

\$999,900 - 1173 Spring Lake Road, Parry Sound Remote Area (lount)

MLS® #X12403736

\$999,900

2 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Lount, Parry Sound Remote Area (lount),
Ontario

Welcome to 1173 Spring Lake Rd, located in the unorganized Township of Lount, on sought after Spring Lake in the beautiful Almaguin Highlands. The Lake is spring feed, very clean, approximately 70% crown land, and has a public access just minutes away. The property is amazing as it draws you in right from the private entrance, the beautiful landscaping and gardens, child friendly sandy shoreline, the many magnificent views of the lake from the deck, the fire pit, relaxing at the Saw Mill Structure Bunkie, taking in the calm of the lake from the waters edge or sitting out on the dock. The 2 bedroom, 2 bath home is well maintained and has the comfort and charm of living on the water. The main floor features a spacious living room with British Fires electric heater, open concept kitchen & dining area with walkout to deck, 2 bedrooms, and 4 pc bath. Heading to the lower level via the black accented spiral staircase; it offers a large rec room with walkout and certified Pacific Energy woodstove for those cooler nights, a 3 pc bathroom, workshop with walkout, laundry/storage room, and potential for a 3rd bedroom. The home is heated by a F/A propane furnace, and a ductless heat pump on both levels for year round comfort. Home was built in 2008, addition in 2011, many upgrades include: brand new custom kitchen with granite counter tops 2025. main floor



bathroom 2024, upgraded insulation R60 in ceiling & R28 in walls, and new exterior doors in 2024. Large detached 2 car garage for your vehicle and your toys. Dug well with filter and U.V. system, and lake water pump for watering the gardens. There is much to appreciate here, it's well worth the look!! (id:6289)

Essential Information

Listing #	X12403736
Price	\$999,900
Bedrooms	2
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1173 Spring Lake Road
Subdivision	Lount
City	Parry Sound Remote Area (lount)
Province	Ontario
Postal Code	P0A1X0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity, Wireless, Electricity Connected
Features	Irregular lot size, Sloping, Level
Parking Spaces	8
Parking	Detached Garage, Garage
# of Garages	2
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Hot Tub, Central Vacuum, Water Heater, Water Treatment, Dishwasher,
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	Dryer, Microwave, Washer, Refrigerator
Heating	Propane Forced air
Cooling	Wall unit
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	162 x 188 FT 1/2 - 1.99 acres
Foundation	Block

Listing Details

Listing Office RE/MAX Professionals North



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