

# \$1,224,900 - 3109 ASPDIN Road

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## Listing ID: 40423850

**\$1,224,900**

3 Bedrooms, 4 Bathrooms, 12.13 acres

Single Family

3109 ASPDIN Road, Utterson, Ontario,  
P0B1M0

Looking for that highly sought after Muskoka experience? This wooded 12-acre property boasts a custom-built 3900 sqft home. The large multi-level deck allows viewing of the fully-fenced park-like lawn. Off the lawn is a big beach-like play area. Adjacent to the beach, a fantastic paved area for the future NBA star. The morning brings serene bird-song creating a soft awakening with golden sun-tipped tree-tops. Nine landscaped gardens plus apple trees, raspberries and blackberries. Expect regular sightings of moose, deer, wild turkey, pheasant and foxes. This home is perfect for entertaining guests, featuring a cathedral-ceiling kitchen with the walk-in chef's pantry. The sunken dining area guides guests towards the grilling deck. The spacious living area has honey wide-plank hardwood, 3 bedrooms on the first level, 1 with ensuite, and 2 with a large shared bathroom. Just off the double garage there is a mudroom, with additional bathroom and shower, and not to be missed, and laundry room. The lower level is also packed with additional features; like, multiple walk-outs to private gardens, large cedar sauna, entertainment room, a summer kitchen, a bright sunroom/office, bathroom & laundry room, giving guests utmost privacy and

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comfort. The property includes a groomed forest within a circular driveway, a clear meadow for long walks. For housing all your toys, ATVs, and snowmobiles, there is a double-wide carport, with attached heated workshop, and a secondary drive shed with massive storage potential. There is also a heated and insulated multi-use building with 1500 sq. ft. and a two-bedroom finished loft with furnished Living Room (teens hideaway opportunity). This property offers a peaceful and private retreat within 10 mins. to all amenities in Huntsville, on a fully-serviced main road (plowing, school bus route, garbage pickup), and of course access to Huntsville's soon-to-be-built brand-new Hospital. Live your dream life in the stunning Muskoka region! (id:49587)

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