

# \$359,900 - 3327 MUSKOKA 117 Road

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## Listing ID: 40436109

**\$359,900**

3 Bedrooms, 1 Bathrooms, 1208

Single Family

3327 MUSKOKA 117 Road, Lake Of Bays,  
Ontario, P0B1A0

Welcome to this lovely 1.5 story house nestled on a 1.6-acre level lot. Situated amidst nature's beauty, this property offers a perfect balance of comfort and functionality. With a large vegetable garden and a nearby dug well, you can indulge in the joys of gardening and enjoy fresh produce. The Hydro panel was upgraded 5 years ago, plumbing upgraded to majority Pex. The main level features a large living area where you can unwind with family and friends, main floor bedroom, bathroom and laundry. Two additional bedrooms are on the second level. The landscaped grounds feature mature trees that provide shade and privacy. There is a sizeable vegetable garden on the West side with a dug well nearby which is a gardener's delight, allowing you to cultivate a variety of fresh produce. The house water is fed by a dug well, ensuring a reliable water supply. The garage / workshop and shed round out this package. The septic system pump was recently replaced in 2021, ensuring optimal functionality. Regular septic pumping every three years helps maintain a healthy and efficient system. The new metal roof installed in 2022 offers exceptional durability and protects the house from the elements. New shingles installed in 2022 add an attractive aesthetic

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touch to the exterior. A wire to plug in a generator is installed, providing peace of mind and convenience during power outages. The propane furnace was replaced in 2020. This charming house on a spacious lot offers a peaceful retreat and numerous features that cater to a comfortable and convenient lifestyle. (In addition to residential zoning, there is also commercial and industrial possibility.) Don't miss the opportunity to make this beautiful property your own. Schedule a showing today!  
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