

# \$998,900 - 1087 SPARROW LAKE RTE D

---

## Listing ID: 40439962

**\$998,900**

4 Bedrooms, 3 Bathrooms, 2.38 acres

Single Family

1087 SPARROW LAKE RTE D,

Gravenhurst, Ontario, P0E1G0

Poolside Privacy in your Country Home in Excellent Commuter Location! 4 bedrooms (3+1), 3 bathrooms (2+1) on 2.38 acres with your backyard pool and oasis! 20min drive south to Orillia, 5 min drive north to Gravenhurst, 20min drive north to Bracebridge! This is an EXCELLENT commuter location if you're working south of Muskoka --easy access to Hwy 11! DON'T MISS THE VIDEO! -- 3000+ sq ft of living space, built in 2018, surrounded by mature trees. Designed with an eye for family time, entertaining, meals in the vaulted kitchen/dining areas, and treating the owners well with the luxurious Primary Suite complete with 5pc ensuite bath, and 8'x15' walk-in closet. Spend your mornings and evenings relaxing in your Muskoka Room (15x16') with view of the treed property, 16x32 in-ground, heated pool, deck, BBQ areas. Full, finished basement with huge rec-room, complete with fireplace, bedroom and bathroom. --- Plenty of space to stretch out on this lot, give your pets the space to explore and play! Much of the property is still fully treed, with potential for storage building(s), trails, and more! There's good potential for an in-law or family suite downstairs, with bsmt bathroom and bedroom, plus 40x28 rec

# \$998,900 - 1087 SPARROW LAKE RTE D

---

room. Park 10+ cars no problem with this driveway, and side yard space! Large, double garage would fit a full size pickup, plus your toys, and has a 'man door' for backyard access too. Drilled well with , F/A propane furnace, central AC, 200amp panel. Store your boat at the house, and head to Sparrow Lake boat launch to enjoy the entire Trent-Severn system or go across the Hwy to Kahshe, north a few minutes to Lake Muskoka, Rosseau, Joseph! RR5 Zoning allows for bed-and-breakfast, group home, 'religious institution'. (id:49587)

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association

Data Provided by: The Lakelands Association of REALTORS®

Last Modified: 25/09/2023 10:44:16 AM

Listing Office: Keller Williams Experience Realty Brokerage (Bracebridge)