

\$1,295,000 - 550 HURDVILLE Road

Listing ID: 40451908

\$1,295,000

5 Bedrooms, 3 Bathrooms, 1815

Single Family

550 HURDVILLE Road, McKellar,
Ontario, P2A2W7

A SPACIOUS, meticulously maintained WATERFRONT RESIDENCE on the highly sought-after Lake Manitouwabing. The property features well-designed landscaping, a level lot with 308 feet of natural shoreline, picturesque gardens & a diverse range of indigenous plants & trees. The home offers 3467 sq feet of living area w/beautiful views of the lake from principal rooms. As you step inside this lovely home or year round cottage, you are instantly embraced by the inviting warmth & abundant natural light that permeate the open concept main floor which encompasses a welcoming living/dining area, kitchen with wood cabinetry, convenient laundry room, 4-piece main bathroom, generously sized 2nd bedroom, and 3rd bedroom currently utilized as a hobby/craft room which could easily be converted into a home office space. Additionally, the primary bedroom is spacious and features a walk-in closet, 5-pc ensuite, & walk-out sliding doors to the deck that overlooks the lake. The lower level walk-out has been thoughtfully finished w/ in-floor heating & encompasses a spacious recreational area w/propane fireplace, 2 bedrooms, a bonus room currently utilized for accommodating

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guests, a separate workshop area, mechanical room, sizeable cold room, storage space and convenient 2-piece bathroom. Completing this exceptional residence is an attached 2-car garage & a detached 28 x 25 ft garage/shop with 200 amp service, 9 ft overhead door, workshop & storage space. Additional notable features include a drilled well (2018), new forced air furnace & hot water tank (2019), WETT-certified wood stove (2022), and high-speed internet connectivity. From the private dock, residents can relish in miles of boating opportunities along the 117 km shoreline, access the renowned 'Ridge at Manitou' Golf Course, and make use of the comprehensive marina services, all while being conveniently located just 20 minutes away from the amenities of Parry Sound. (id:49587)

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Last Modified: 25/09/2023 10:41:22 AM
Listing Office:Re/Max Parry Sound Muskoka Realty Ltd., Brokerage, Parry Sound