

# \$725,000 - 1258 WINDERMERE Road Unit# 4

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## Listing ID: 40457121

**\$725,000**

3 Bedrooms, 2 Bathrooms, 0.54 acres

Single Family

1258 WINDERMERE Road Unit# 4,  
Utterson, Ontario, P0B1M0

Welcome to Muskoka's sought after Three Mile Lake! Feel the tranquility as you head down the private laneway off the municipally maintained main road. This fully winterized 3 bdrm 2 bath home or cottage has been lovingly maintained by only one family since it was built. Many recent upgrades including new furnace 2022, all new appliances 2022, roof re-shingled 2022. The main room is spacious, with soaring ceilings and an open concept layout between the kitchen and living room - perfect for entertaining! The large elevated deck is peacefully nestled amongst the trees. Take a walk down to the waterfront and enjoy year-round sunsets, 144' of private lake frontage, and swimming off the dock! Being one of Muskoka's larger lakes, Three Mile Lake has excellent fishing, and is perfect for paddling, boating and watersports! Located approximately 20 mins from both Bracebridge & Huntsville, this location is truly the best of everything Muskoka has to offer! (id:49587)

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Listing Office:Re/Max Professionals North, Brokerage, Bracebridge