

# \$55,000 - 1146 OLD PARRY SOUND Road Unit# 38

---

## Listing ID: 40472104

**\$55,000**

3 Bedrooms, 2 Bathrooms, 1598

Single Family

1146 OLD PARRY SOUND Road Unit#

38, Utterson, Ontario, P0B1M0

Turnkey and maintenance free opportunity to own 5 weeks of luxury all-season fractional cottage living in Muskoka. Located on Nutt Lake across from Diamond in the Ruff Golf Course, this fully-furnished cottage includes 3 bedrooms, 2 full 4-pc bathrooms, open concept living room and kitchen with breakfast bar, dining room, screened Muskoka sun room, sun-filled deck, laundry, great room with vaulted ceiling and a floor-to-ceiling Muskoka stone gas fireplace & a full basement with a private secured storage locker. This beautiful chalet-style post-and-beam cottage is family friendly and fully accessible, only steps away from a 100-foot private sandy beach on motor-free Nutt Lake facing crown land. Perfectly located in the heart of Muskoka, only 15 minutes to Rosseau and 25 minutes to Port Carling and Bracebridge. Annual fee covers all property taxes, building & ground maintenance/landscaping, utilities & unlimited Wi-Fi. Interval 1 (Fri-Fri intervals): Remaining 2023 Week: Dec 1. Fixed 2024 Weeks: May 17 & July 26. Floating 2024 Weeks: Jan 12, Mar 8 & Oct 11. Rental ability individually or with Diamond in the Ruff with split profits at 50/50 & an additional rental cleaning fee of

# \$55,000 - 1146 OLD PARRY SOUND Road Unit# 38

---

\$200/week. (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 10:34:09 AM

Listing Office:Harvey Kalles Real Estate Ltd., Brokerage, Port Carling,