

# \$1,299,000 - 1400 LIMBERLOST Road

---

## Listing ID: 40479160

**\$1,299,000**

3 Bedrooms, 2 Bathrooms, 16 acres

Single Family

1400 LIMBERLOST Road, Huntsville,  
Ontario, P1H2J6

Absolutely breathtaking views over 16 acres and pristine Pell Lake. Well thought out and designed Viceroy completed 2005, recreational residence is nestled on the largest developed lakefront lot on Pell Lake. 3 bedroom with a generous size primary on main level. Spacious open concept living/dining/kitchen with a window wall vista of your Muskoka forest and waterfront. Lower level has another wall of windows where you can enjoy the views overlooking your massive Muskoka granite patio from your Great Room. Main level living room boasts a lovely stone propane fireplace, large deck off dining/kitchen, Juliet balcony off of primary bedroom walk out. Lower level large Great Room features an airtight woodstove with stone backing, 2 spacious bedrooms, gym or office, laundry and bathroom. HRV keeps the home cool on hot summer days by circulating the air throughout the home. Lakeside granite patio spans the entire rear home and includes a hot tub, firepit and many comfortable outdoor sitting areas with walk ways to the lake where you will find your boat shed, dock and boat that is included to take you from your little bay into the main lake. Boats on site are included. 7 owners on lake and the wildlife reserve owns the remainder.

# \$1,299,000 - 1400 LIMBERLOST Road

---

This property owns both sides of the inlet where their dock is, survey in in online docs. Primary bdrm has room for an ensuite if buyer desires to add later. (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: 01/10/2023 01:42:47 PM

Listing Office:Royal Lepage Lakes Of Muskoka Realty, Brokerage, Huntsville -Centre Street