

\$1,329,000 - 1103 WIANCKO Road

Listing ID: 40483500

\$1,329,000

3 Bedrooms, 2 Bathrooms, 4.4 acres

Single Family

1103 WIANCKO Road, Kilworthy, Ontario,
P0E1G0

Sparrow Lake & the Trent Severn Waterway! Your dreams have finally come true with this 3 bedroom, 2 bathroom cottage with incredible WESTERN exposure and 4+ acres of privacy! With easy access to Highway 11 and under a two hour drive from Toronto, this is your perfect (4 season) Muskoka Getaway to enjoy with all of your friends and family! This cottage offers something for everyone ... beautiful level and grassy yard space - great for playing games and entertaining, a huge deck - redone in 2020, a Gazebo with a killer long lake view! - wired and reinforced to support a hot tub, fenced area and gate access to the stairs down to the waterfront, your very own BEACH with 100 feet of frontage and shallow, sandy entry - perfect for the kids, also features a large deck at the lake with an old sauna - converted into storage for water toys. The cottage itself is a Viceroy Build and boasts vaulted ceilings in the large dining area which is open to the kitchen and living room. The quartz countertops in the kitchen transform the space and mesh the woodsy cottage esthetics with a modern flare. Off the dining room, you will find a sizeable 3-piece bathroom and a large, private, primary bedroom. Through the living room space,

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follow the hallway to an additional 2 bedrooms, a second 3-piece bathroom and a secondary lounging space for extra guests or gaming space for the kids. Under the large deck, you will find space for all your yard accessories and access to a heated crawl space with ample storage. There is also a bin on a pulley system for easy cleanup at the beach. More features include new shingles (2021), central air (2021), electric furnace, drilled well & septic as well as a WETT certified wood stove! There's not much more to do here than move right in! See you at the beach... (id:49587)

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Listing Office: Sotheby's International Realty Canada, Brokerage (Gravenhurst Unit 4)