

\$999,900 - 1255 FALKENBURG Road

Listing ID: 40486806

\$999,900

3 Bedrooms, 3 Bathrooms, 32.2 acres

Single Family

1255 FALKENBURG Road, Muskoka
Lakes, Ontario, P1L1X4

Country living at its best with 32 acres, trails and only 10 minutes to town! With over 2400 sqft of main floor living space, the main home boasts 2 bedrooms and 2 bathrooms and an attached in-law suite adds an additional kitchen, living room, 1 bedroom and 1 bathroom. The main living area is over 1700 sqft with a large open concept kitchen, living and dining room. The primary bedroom features a large 2 piece ensuite with potential to add shower and/or tub, as well as a sizable walk-in closet. A second bedroom and large 4 piece bathroom with laundry finish off the main living area. Attached to the main living space via the shared mudroom, the 700+sqft in-law suite features open concept kitchen, living and dining area with 1 bedroom and large 3 piece bathroom. The primary heat source is an outdoor wood burning furnace but if temperatures drop 2 degrees, the newer propane furnace, installed in 2021, clicks on to ensure continued heating. There are two separate owned hot water tanks one for each living space. ATV trails provide a North and a South riding loop crossing a small stream, South ends at a beaver pond and North ends near the interior of the property behind the neighbors. There is lots more to explore and develop of this property

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including a permitted 24'x24' workshop which was started with a gravel base but never got off the ground, the owner has harvested wood from the property for many years which has greatly subsidized heating costs. Great multigenerational property opportunity or rent out and reduce your mortgage, fun recreational property to enjoy in all seasons! (id:49587)

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