

# **\$758,000 - 1670 WINDERMERE Road**

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## **Listing ID: 40584683**

**\$758,000**

2 Bedrooms, 1 Bathrooms, 0.56 acres

Single Family

1670 WINDERMERE Road, Utterson,  
Ontario, P0B1M0

Nestled in the tranquil countryside, this comfortable two-bedroom, one Bath home on half an acre offers a serene retreat from city life. Perfect for first time homeowners or a family downsizing. This brick bungalow has a full finished basement, root cellar & Bonus cold storage room is under the garage. There is potential for additional bedrooms or a wonderful recreational family room in the basement. Minutes to Lake Rosseau, Three Mile Lake, or Lake Muskoka allow you to enjoy the beaches and the opportunity to get out and enjoy the waters. Boasting a spacious 24'x48' heated workshop with 14' high ceiling and a mezzanine for extra storage, oversized 10' wide x 12' high roll up door, concrete floor that can be used for a home-based business or contractor. Enjoy the Picturesque views of surrounding farm fields, it's an ideal haven for hobbyists or those seeking ample storage space. The home has been meticulously updated with modern amenities, including Kitchen cabinets and appliances, 3-piece bathroom with a walk in shower from Bath Fitter, a drilled well, new septic system, Fiberglass shingles, vinyl casement windows, forced air propane furnace, A/C, an air tight wood stove for back up heat to add comfort to the

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home, ensuring both comfort and convenience. On a year-round municipal road, school bus route and garbage collection by the District of Muskoka. The back yard has been professionally landscaped with fruit bearing trees and lots of room to add a vegetable garden or back yard furniture. Enjoy an evening with a cozy campfire while watching the wildlife cruise through the farm fields with the most amazing sunsets. Enjoy the beauty of nature year-round from the delightful sunroom, with the 3 season Solaris window system, perfectly situated to soak in the scenic vistas. Town amenities just a short drive away ranging from 15 to 25 minutes. This property is literally in the middle of everywhere! The best of both worlds awaits in this idyllic rural oasis (id:50245)

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