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Chestnut Park Real Estate Limited, Brokerage
110 Medora Street
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1152A 518 Hwy, Muskoka - Doe Lake, Katrine north of Huntsville , ON, P0A 1Y0, Canada



Property Value	\$979,900
Type	Cottage
Basement	Fully finished with walkout
Parking	Attached Garage
Year Built	2007
Taxes	5347.00
Lot Frontage	253 ft
Lot Depth	5.12 ft
Bedrooms	5
Bathrooms	3 full

Description

The Trillium on Doe Lake

This rare find on Big Doe Lake in Muskoka could be just what you've been waiting for. Conveniently located north of Huntsville and just south of Burk's Falls, this enchanting four-season home is situated on more than 5 acres with 253 feet of water frontage – with all the local amenities you could want a mere 15 minutes away – groceries, LCBO, fresh produce, and more.

Built only 10 years ago by a seasoned builder, this cottage has many luxurious features and upgrades as part of its inviting atmosphere: 16-foot ceilings, limestone flooring, heated bathroom floors, and upgraded insulation, to name a few. It has a drilled well with aUV filtration system, 2 fireplaces, and self-cleaning glass windows.

With a total of 3,360 sq.ft. of living space, you'll find a place for everyone and everything you need. The open concept living and dining room are perfect for cottage living or year round residence, while the large sunroom is perfect for family gatherings and get togethers. There are 5 bedrooms and 3 bathrooms with a fully finished basement, and the attached garage is great for cold days and snowy vehicles and toys.

Let's not forget the spectacular view. The wide open and long views of Big Doe Lake are like none other, and let's not forget the southwest exposure, which means you get sunsets every day!

Walk out onto the deck, and you'll find the perfect gathering spot to watch those sunsets, or just to watch the kids swim in the lake. The waterfront is landscaped and has hard packed sand paired with a 24'x8' dock – it's the best of both worlds, with shallow water at the shore while being deep enough to jump in off the end of the dock!

This property requires minimal maintenance and it is ready for you move in and enjoy.

Doe lake has a 34km perimeter, and flows into Middle Doe and Little Doe lakes. There is a marina on the lake as well, which is great for fueling up and doing all of your water sports, or a great connecting point during an adventure to get a closer look at the islands that make up the view of the water.

If you're into fishing, you'll find lots to keep you busy, with the lake filled mostly with perch, walleye and pike – great for some quiet time on the water, or to take the kids out to learn the sport.



