

\$999,900 - 1334 Beatrice Townline Road, Muskoka Lakes (watt)

MLS® #X12206953

\$999,900

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Watt, Muskoka Lakes (watt), Ontario

Gorgeous custom built family home centrally located only minutes from Bracebridge, Huntsville or Port Carling in a discrete country setting, offering ultimate privacy! 2.07 acre landscaped lot with the home tastefully positioned away from the year round road backing onto a lovely hardwood forest. Featuring a raised bungalow design with covered front porch, level entrance foyer & sprawling open concept main floor w/hardwood flooring throughout, gorgeous custom kitchen has a large center island, granite countertops & loads of cupboard space + formal dining area w/walkout to private deck, main floor laundry & a bright living room with pine cathedral ceilings, gas fireplace & lots of natural light. 3 main floor bedrooms + 2 full bathrooms including a primary bedroom suite w/walk-in closet & 4pc en-suite bath w/soaker tub & standing shower. Full basement offers a large finished rec room with gas fireplace & walkout, 3pc bathroom, separate den/office, large utility room & separate storage room. Gorgeous landscaped lot with perennial gardens & granite walkway, detached 30' x 32' garage is fully insulated & heated offering a 2nd floor storage space (2nd floor space is currently occupied by renters - Contact the listing agent for additional details on 2nd floor space). 22kw backup generator, drilled well, forced air high eff propane furnace & central air conditioning (new in 2025), located within



the Bracebridge School District with bus pickup, OFSC snowmobile trails located just down the road & much more. (id:6289)

Essential Information

Listing #	X12206953
Price	\$999,900
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	1334 Beatrice Townline Road
Subdivision	Watt
City	Muskoka Lakes (watt)
Province	Ontario
Postal Code	P1L1X5

Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Features	Wooded area, Irregular lot size, Sloping, Partially cleared, Level
Parking Spaces	17
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Dishwasher, Dryer, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	275 x 300 FT 2 - 4.99 acres
Foundation	Block

Listing Details

Listing Office Royal LePage Lakes Of Muskoka Realty



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