

\$999,000 - 96 520 Highway W, Armour

MLS® #X12447443

\$999,000

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Armour, Armour, Ontario

This stately home near Burk's Falls offers a rare combination of peaceful country living on over 25 acres of wooded land, and only a 10 minute walk to town docks, shops and restaurants. Enjoy the best of both worlds with easy access to schools, amenities, and nearby Highway 11 for effortless commuting. Imagine wandering through mature trees to discover a charming sugar shack, where you can produce your own maple syrup. Then, a little further along you'll find a cozy forest bunkie, perfect for welcoming guests or enjoying peaceful retreats. This property offers timeless charm and endless possibilities for nature lovers and those seeking tranquility. The nearby Magnetawan River unlocks a world of adventure with its winding waterways which stretch for miles, offering perfect spots for boating, canoeing and exploring the natural beauty of the area. Step inside this inviting home where warmth and spaciousness greet you at every turn. The generous eat-in kitchen, outfitted with ample cabinetry, flows seamlessly into the dining area that opens through sliding doors onto a huge deck, perfect for indoor-outdoor entertaining. The living room offers a cozy spot for family gatherings, while the Muskoka room off the kitchen creates a quiet spot to enjoy your morning coffee or tea. Upstairs, four well sized bedrooms provide plenty of room for family or guests. The semi-finished basement with a walk-out features a spacious rec room complete with a wet bar, making it an ideal



spot for entertaining. After a busy day you can unwind and relax in the sauna or indulge yourself with wine from your own wine cellar. Also a 20x24 Beer cabin with 4 double bunks. The 20x 40 foot inground pool has not been used, and will be sold in "as is" condition. There is even a sewage drain for your RV, located near the garage. (id:6289)

Essential Information

Listing #	X12447443
Price	\$999,000
Bedrooms	4
Bathrooms	4.00
Half Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	96 520 Highway W
Subdivision	Armour
City	Armour
Province	Ontario
Postal Code	P0C1A0

Amenities

Amenities	Schools, Fireplace(s)
Utilities	Cable, Electricity
Features	Hillside, Wooded area, Rolling, Flat site, Carpet Free
Parking Spaces	8
Parking	Attached Garage, Garage
# of Garages	2
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	All, Dryer, Freezer, Stove, Refrigerator
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Heating	Electric Baseboard heaters
Cooling	None
Fireplace	Yes
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Brick
Lot Description	455.4 x 3274.1 FT 25 - 50 ac
Foundation	Block

Listing Details

Listing Office	Royal LePage Lakes Of Muskoka
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