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Chestnut Park Real Estate Limited, Brokerage
32 Florence Street East
Huntsville, ON
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431 Otter Lake Road, Huntsville, ON, P1H 2J3, Canada

MLS®# 40260393



Property Value	\$899,000
Type	House
Style	Beach Front, No Motor, Private Docking
Parking	5+ cars
Year Built	1965
Taxes	\$2,207.68 (2022)
Living Area	1,450 sq.ft.
Lot Frontage	130 ft
Lot Size Area	1.47 acres
Bedrooms	3
Bathroom	1 full

Description

This 1450 square foot charming waterfront cottage on peaceful Otter Lake has been lovingly cared for and improved upon by the same family for over 50 years. While only a 10-minute drive to the conveniences of downtown Huntsville, this property has the privacy and seclusion of rural living on a privately maintained road, in a fully-winterized building, for year-round enjoyment.

Otter Lake is one of the few non-motorized lakes in the area allowing residents to enjoy the serenity of canoeing, kayaking, and sailing without the sound of boats and sea-dos whizzing by. This property boasts 130 feet of water frontage which wraps around the cottage allowing for water views from almost every angle.

The cottage has 3 bedrooms and 1 four-piece bathroom; is on two levels with a Juliet balcony overlooking the lake from a second story bedroom; a kitchen with custom wood cabinets and elevated cathedral pine ceilings in the dining area; Thermopane windows with solid pine frames; a fully operational Regency fireplace; a custom deck overlooking the water; and a lovely screened-in Muskoka room. The laundry room and entryway are spacious and include washer, dryer, energy saving heat pump for heating and air conditioning with propane furnace and water filtration system infrastructure.

Most furniture can be included, if desired. Come and see this care-free, well-built, expertly maintained cottage and start relaxing!







