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Chestnut Park Real Estate Limited, Brokerage
32 Florence Street East
Huntsville, ON
M4T 1X3

371 Otter Lake Road, Huntsville, ON, P1H 2J3, Canada

MLS®# 40168816



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Property Value	\$1,195,000
Type	Cottage/House
Style	Bungalow Raised/House
Parking	Detached Double Garage, Plus 6 Cars in driveway
Taxes	\$4,126.99 (2021)
Living Area	2,854.88 sq.ft.
Bedrooms	4
Bathrooms	2 full

Description

Peaceful Otter Lake is a no-motor lake just 10 minutes to downtown Huntsville. Residents on Otter Lake enjoy canoeing, kayaking and sailing and most of all the serenity of a motor-free lake. This beautiful cottage/home is fully winterized, has 4 bedrooms (2 on the main floor, 2 on the lower level), 2 bathrooms (one up, one down) including a whirlpool tub, and lots of decking overlooking the lake. Fully finished lower level with rec room (pool table stays).

Included is a bonus 1.47 acre backlot that comes with this property. The lakefront lot has 100 feet of frontage and 1.562 acres for a total of 2.86 acres. Almost level with great privacy and a sandy beach that enjoys all day sun. Fire pit near the water's edge for campfires, wood storage shed, a detached double garage, and another storage shed. There have been many recent updates/upgrades to the cottage including a new forced air propane furnace in 2016, central air & hot water tank in 2014, whole home Generac generator in 2019, new BBQ in 2021, new septic in 2009 approved for a 4 bedroom home, and more.

Offers to be presented at 4 p.m. sharp on Friday, October 1 but Seller reserves the right to review pre-emptive offers.





