

# \$625,000 - 24 MIDDAUGH Road

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## Listing ID: 40361189

**\$625,000**

3 Bedrooms, 1 Bathrooms, 1664

Single Family

24 MIDDAUGH Road, Utterson, Ontario,  
P0B1M0

Start the New Year off with this great opportunity to purchase this charming, private .6 acre Country property with quick access to Raymond rd (municipal). Lovely, picturesque location, 15 mins to Bracebridge, Huntsville, Windermere. 10mins to Port Sydney FoodLand/LCBO & 3 mins to gas station with well stocked store/LCBO. This well maintained & updated 2 bd/1bth home on main level w 1 bd in Lower level, has a separate front entrance that could easily be made into an in-law suite or rental. Cozy, High efficiency, oil furnace (new tank 2020) + Wood stove in LL. Detached 3 car, heated garage is rare to find at this price point. Perfect for those requiring a workshop/studio. Front door access, off deck to main flr, is just a few steps to unload groceries. L shaped deck for Bbq & lounging with view of perennial gardens off kitchen. Charming, Bright ,Country, eat in kitchen with stainless appliances. Easy access to lower level inside or through pathway to the rear of the house for private entrance. Main floor benefits from south facing sunshine that is so welcomed, particularly in the winter months. Wood floors, closets/carpet in all bedrooms+ large pantry & linen closet on main. Updated 4 pc bath. The lower level

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can be accessed inside or from separate outside entrance. Spacious living area with bonus wood stove is comfortable & warm. Laundry/storage room on LL. Drilled well & septic. This property has to be seen to be appreciated for it's private, country setting, yet close proximity to towns & amenities. School Bus pick up at corner + post office box. Explore net internet with tower nearby. Garbage pick up. The home & garage have been well maintained & provides a warm, cozy haven for all season living. (id:37775)

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Listing Office: Chestnut Park Real Estate Limited, Brokerage, Gravenhurst