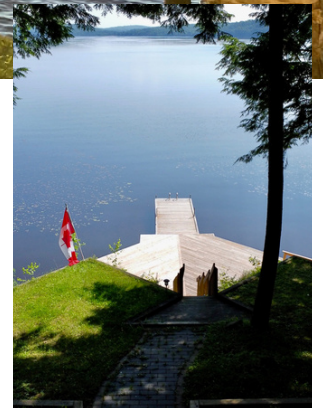
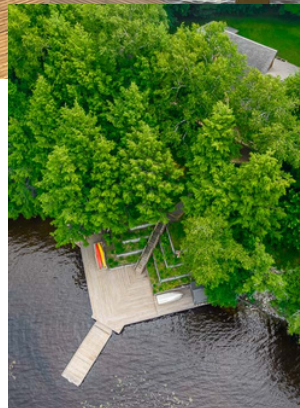




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Welcome To

197 Rowanwood Lane, Huntsville

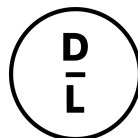


ASKING

\$1,725,000



COLDWELL BANKER
THOMPSON REAL ESTATE
BROKERAGE



DAVE LESLIE
REAL ESTATE GROUP

EXPLORE LISTING 



197 Rowanwood Lane, Huntsville

4

BEDROOMS

3

BATHROOMS

3069

SQAURE FEET

PROPERTY FEATURES

- SPACIOUS DECK & DOCK
- 214 FEET OF WATER FRONTAGE
- WALKOUT BASEMENT
- 1.3 SPRAWLING ACRES
- MUSKOKA ROOM
- PRIMARY WITH ENSUITE

PROPERTY INFORMATION

- TAXES/YEAR: \$7,449.04/2023
- COOLING: N/A
- BASEMENT: FULLY FINISHED
- ACCESS: PRIVATE YEAR ROUND
- HEATING: BASEBOARD/WOODSTOVE
- LAUNDRY: BASEMENT



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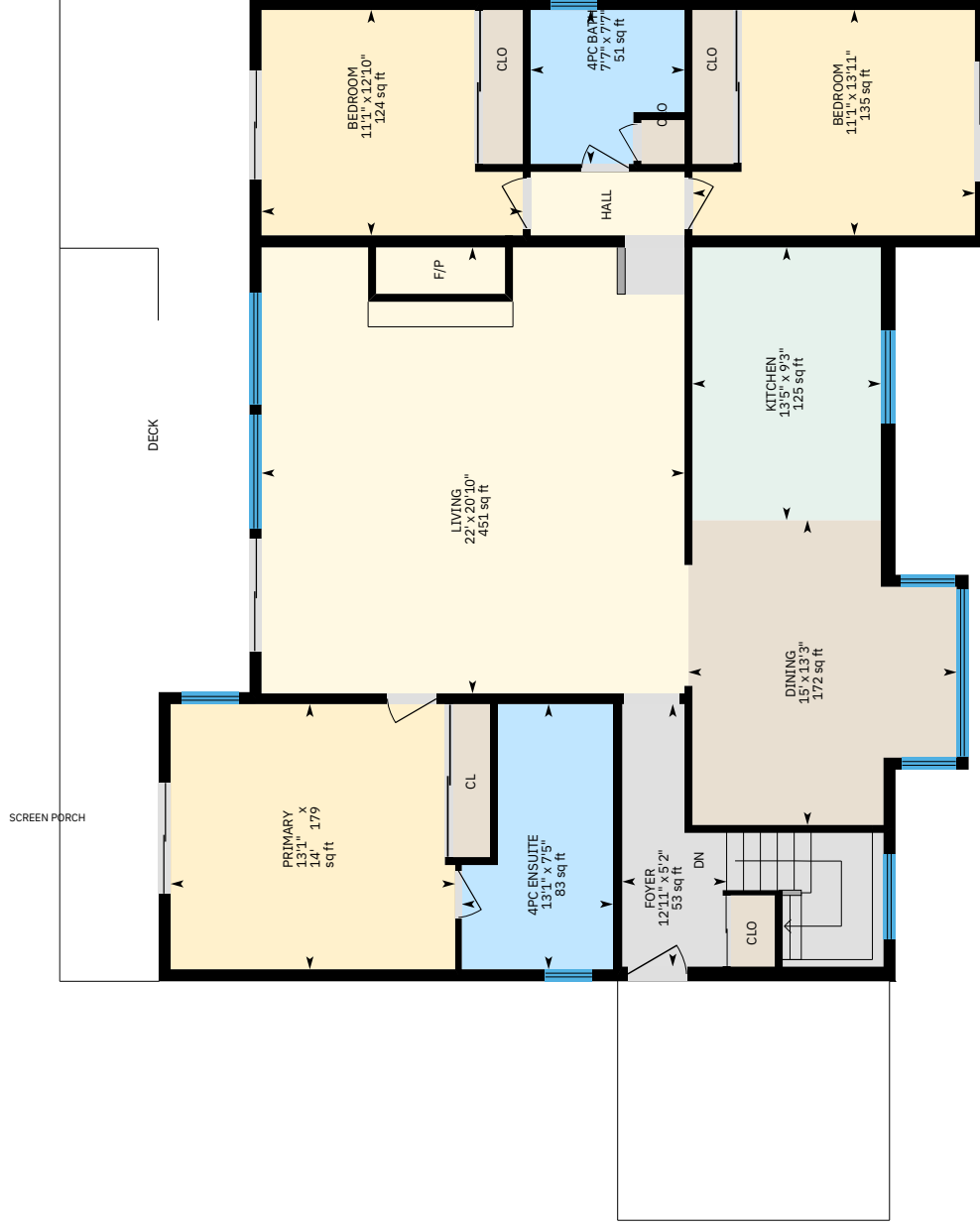


ASKING **\$1,725,000**

Prepare to be captivated by the beauty of this stunning home or cottage nestled on the serene shores of Mary Lake. Offering the ultimate waterfront lifestyle with amazing privacy on 214 feet of sandy shoreline, ease of access and only minutes to the charming town of Huntsville. With 4 bedrooms and 3 bathrooms, including the primary bedroom with 4 piece ensuite, this cottage provides ample space for your family and friends to create lasting memories. Every inch of this home has been thoughtfully designed to combine comfort, ensuring that you feel right at home from the moment you step inside. As you enter the great room with its vaulted ceilings, your eyes will be drawn to the breathtaking panoramic views of the tranquil waters. Picture yourself cozied up by the magnificent stone fireplace, which serves as the centerpiece of the room, creating a warm and inviting ambiance throughout the year. The walkout basement is a versatile space that offers endless possibilities for family fun and relaxation. Whether you're hosting a lively games night or seeking a quiet corner to indulge in your favourite book, this space caters to all your needs. And for those who love to tinker and create, the walkout basement also features an incredible workshop. The waterfront boasts a magnificent dock that invites you to soak up the sun, entertain guests, or simply unwind while listening to the gentle lapping of the water. With ample space for lounging and breathtaking views that span as far as the eye can see, this dock is your private oasis while also offering plenty of room to dock a number of boats. Wake up to glorious sunrises that paint the sky in a stunning array of colours, filling the dock with warm sunlight throughout the day. The wooded side lot and additional back lot provide further privacy and an amazing space for kids to explore. Come and experience the magic of lakeside living in this extraordinary home or cottage. Your dream waterfront lifestyle awaits!

197 Rowanwood Ln, Huntsville, ON

Main Floor Interior Area 1583.33 sqft



0.5
PREPARED: 2023/07/01



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

197 Rowanwood Ln, Huntsville, ON

Basement (Below Grade) Interior Area 1485.94 sq ft



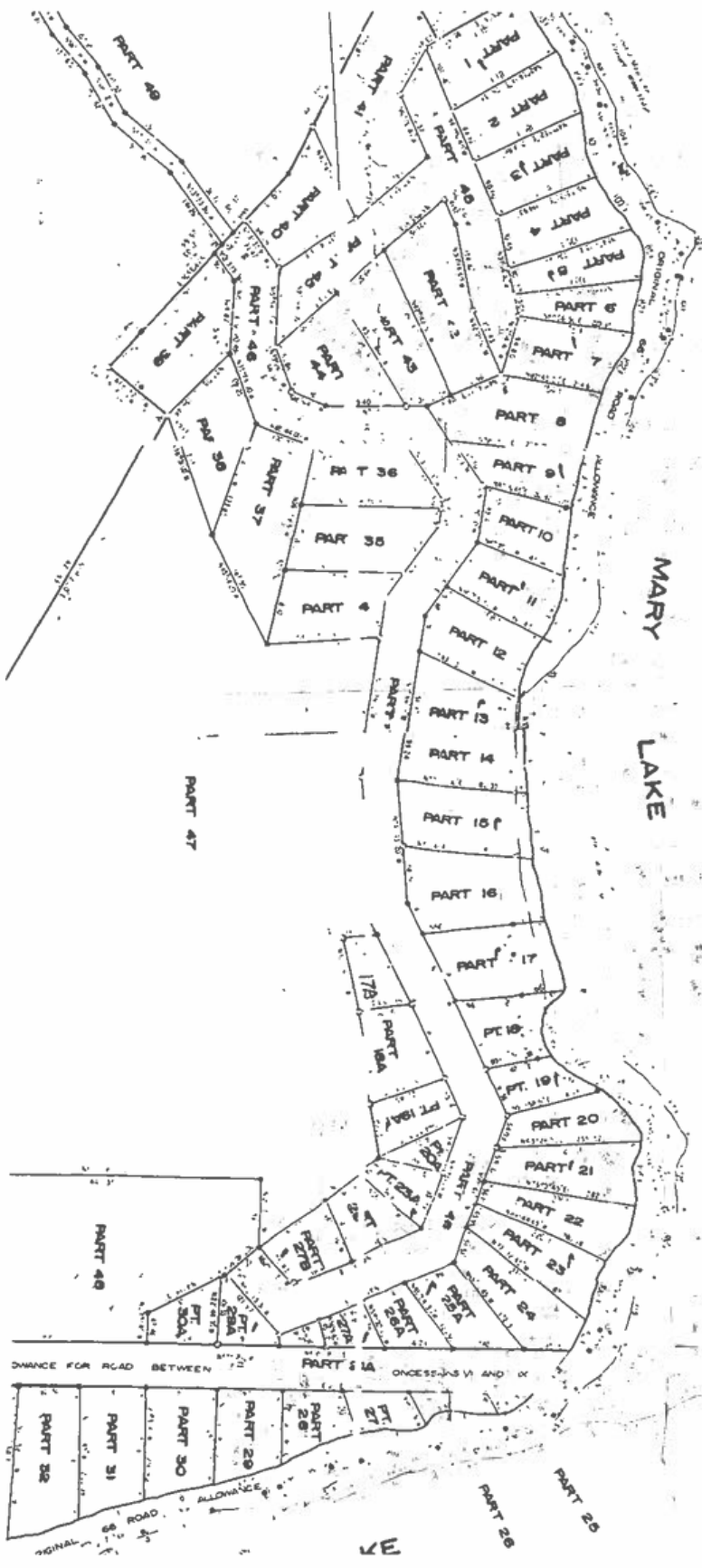
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PREPARED BY: [Redacted]



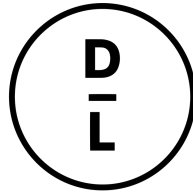
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PART 30 COESSION IX
BROKEN LOT 30 COESSION VIII
STEPHENSON DISTRICT MUSKOGA
TOWNSHIP

1969



PLAN RE
9
V.
DEPUTY
REGISTER



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