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Chestnut Park Real Estate Limited, Brokerage

110 Medora Street

Port Carling, ON

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1280 Savage Settlement Road Novar near Muskoka, Novar, ON, P0A 1R0, Canada



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Property Value	\$499,999
Type	House
Basement	Finished
Parking	Garage
Lot Frontage	100 Acres
Bedrooms	3
Bathroom	1 full

Description

Have you been looking for a home on 100 acres in and around Muskoka for a long time? Well this property is for you. The town of Novar is minutes away and so is highway 11. Novar is a quaint town with a Supermarket for all of your needs.

This 2400 sqft home was built 3 years ago and is so charming you won't want to leave. From 111 species of birds; apple trees, wild berry trees, many trails throughout and a running stream - allow nature to take over!

With a sunken in living room equipped with a wood stove & south exposure which allows for so much sun. Features a large kitchen island which is perfect for entertaining and family gatherings.

3 bedrooms with lovely views of the forested area. The master is so cozy and has its own deck out to the hot tub and deck. The basement is finished and roughed in for another bathroom.

There is a road that leads all the way back to the property line past the quaint bunkie and large fire pit. Walk for hours as you take in all of the glorious trees and fresh air.

Sit at the pond in the front yard and watch and listen at just how magical this piece of property truly is. So much privacy but on a year round maintained road only 20 minutes from Huntsville.

On a clear day from the top of the hill you can see views of Bay lake and of Foote lake.

Facts you need to know:

- We are less than 1km from OFSC trail access (just up the hill)
- 5 min to public boat launch on Foote lake
- Year round stream flowing north and south from somewhere in the middle of the property
- Farm pond with fish
- Driveable road all the way to the back of the 100 acres
- Abundant small game (rabbit, grouse, ermine etc)
- 111 bird species recorded
- Trails throughout the 100 acres
- We have wild blackberries, blueberries, strawberries and raspberries growing on the property
- We have sugar maples
- The garage and barn are great for your cars or a work area.

Welcome home!





