

Property Client Full

226 Owl Lake Road, Armour, Ontario P0A 1L0

Listing

226 Owl Lake Rd Armour

Active / Residential Freehold / Detached

MLS®#: X12188122

List Price: **\$594,900**

New Listing



Parry Sound/Armour/Katrine

Tax Amt/Yr: **\$2,134.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT 12 CON 1 ARMOUR PT 1 42R12916; ARMOUR**

Style: **Bungalow** Rooms Rooms+: **9+6**
 Fractional Ownership: **No** BR BR+: **4(3+1)**
 Assignment: **No** Baths (F+H): **2(2+0)**
 Link: **No** SF Range: **2000-2500**
 Storeys: SF Source:
 Lot Irreg: Lot Acres: **2 - 4.99**
 Lot Front: **267.00** Fronting On: **S**
 Lot Depth: **491.00**
 Lot Size Code: **Feet**
 Zoning: **Rural Residential**
 Dir/Cross St: **Three Mile Lake Road**

PIN #: **521440371**

ARN #: **49190000106340**

Contact After Exp: **No**

Holdover: **30**

Possession:

Possession Date: **2025-06-16**

Kitch Kitch + Island YN: 2 (1+1) Fam Rm: Yes Basement: Yes/Finished W/O Fireplace/Stv: Yes Fireplace Feat: Propane Interior Feat: Carpet Free, In-Law Suite, Primary Bedroom - Main Floor, Propane Tank, Water Heater Owned Heat: Forced Air, Propane A/C: Yes/Window Unit Central Vac: No Apx Age: 16-30 POTL/Mnth Fee: No Retirement: No Property Feat: Rolling, Wooded/Treed Exterior Feat: Deck, Patio, Porch, Year Round Living Roof: Asphalt Shingle Foundation: Concrete Block Soil Type: Lease To Own Items: None Waterfront Y/N: No Water Struct: Under Contract: Propane Tank Access To Property: Yr Rnd Municipal Rd View: Trees/Woods	Exterior: Vinyl Siding Drive: Private Garage: No Gar/Gar Spcs: None/0.0 Drive Pk Spcs: 20.00 Tot Pk Spcs: 20.00 Pool: None Room Size: Rural Services: Security Feat: Waterfront: None Easements/Restr: Dev Charges Paid: Lot Shape: Rectangular	Utilities: No Gas, Hydro, No Sewers, No Cable, Telephone Water: Well Water Sup Type: Drilled Well Water Meter: Waterfront Feat: Waterfront Struct: Well Capacity: Well Depth: Sewers: Septic Special Desig: Unknown Farm Features: Winterized: Fully Waterfront Frontage (M): HST App To SP: Included In Lot Size Source: MPAC
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Remarks/Directions

Client Rmks: **Welcome to this meticulously maintained 4-bedroom, 2-bath home, tucked away on a private and peaceful property. This spacious retreat features a cozy loft and a fully finished walkout basement with an in-law suite perfect for extended family or guests. Inside, you'll find a charming faux log interior that blends rustic warmth with modern comfort. Enjoy the outdoors from the large, screened-in porch, ideal for relaxing or entertaining. Located just minutes from a public golf course, boat launches, and a beautiful beach, this home offers the perfect balance of privacy and convenience to recreation. A true gem with space, style, and location!**

Listing Contracted With: **Royal LePage Lakes Of Muskoka Realty 705-789-9677**

Prepared By: **NANCY CARR, REALTOR Salesperson**

Date Prepared: **06/02/2025**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	4.34 M X 4.16 M	14.23 Ft x 13.64 Ft		
Living Room	Main	5.53 M X 4.39 M	18.14 Ft x 14.40 Ft		
Primary Bedroom	Main	4.69 M X 3.04 M	15.38 Ft x 9.97 Ft		
Bedroom	Main	4.39 M X 2.33 M	14.40 Ft x 7.64 Ft		
Bedroom	Main	3.04 M X 3.04 M	9.97 Ft x 9.97 Ft		

Loft	Upper	4.39 M X 3.09 M	14.40 Ft x 10.13 Ft	
Other	Main	6.52 M X 2.33 M	21.39 Ft x 7.64 Ft	
Foyer	Main	3.09 M X 3.04 M	10.13 Ft x 9.97 Ft	
Laundry	Basement	2.83 M X 2.03 M	9.28 Ft x 6.66 Ft	
Bedroom	Basement	4.16 M X 2.74 M	13.64 Ft x 8.98 Ft	
Kitchen	Basement	9.98 M X 4.16 M	32.74 Ft x 13.64 Ft	
Utility Room	Basement	6.4 M X 2.84 M	20.99 Ft x 9.31 Ft	
Other	Basement	2.81 M X 1.39 M	9.21 Ft x 4.56 Ft	
Bathroom	Main			4
Bathroom	Basement			4

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