

Property Client Full

5 Flicker Lane, McDougall, Ontario P2A 2W9

Listing

[5 Flicker Lane McDougall](#)

Active / Residential Freehold / Detached

MLS®#: **X13656906**

List Price: **\$1,299,900**

New Listing



Parry Sound/McDougall/McDougall

Tax Amt/Yr: **\$274.84/2026** Transaction: **Sale**
 SPIS: **No** DOM: **9**
 Legal Desc: **CON 2 PT LOTS 10 AND 11 PT RD ALLOWANCE RP 42R19621 PARTS 7 TO 9 MCDOUGALL, DISTRICT OF PARRY SOUND**

Style: **Bungalow** Rooms Rooms+: **12+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **3(2+1)**
 Link: **No** SF Range: **2000-2500**
 Storeys: **1.0** SF Source: **Owner**
 Lot Irreg: Lot Acres: **2 - 4.99**
 Lot Front: **0.00** Fronting On: **E**
 Lot Depth: **0.00** Builder Name:
 Lot Size Code: **Feet**
 Dir/Cross St: **Finch Trail**

PIN #: **521200231** ARN #: **493101000102506** Contact After Exp: **No**
 Holdover: **30** Survey Year/Type: **2026/Boundary Onl**
 Possession: **Immediate** Possession Date: **2026-08-31**

Kitch Kitch + Fam Rm: Basement: Fireplace/Stv: Fireplace Feat: Interior Feat:	1 (1+0) No /None Yes Electric Auto Garage Door Remote, Bar Fridge, Carpet Free, ERV/HRV, Primary Bedroom - Main Floor, Propane Tank, Upgraded Insulation, Water Purifier, Water Treatment Private Heat Pump, Radiant Propane Yes/Central Air No New Main Wooded/Treed Deck, Porch, Privacy, Year Round Living Asphalt Shingle Slab Rolling Air Conditioner, Water Filtration System, Other, Water Heater	Exterior: Garage: Gar/Gar Spcs: Drive Pk Spcs: Tot Pk Spcs: UFFI: Pool: Room Size: Rural Services: Security Feat:	Vinyl Siding Yes Attached Garage/2.0 10.00 12.00 No None None None None	Utilities: Water: Water Supply Type: Water Meter: Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: Special Desig: Farm Features: Winterized:	No Gas, Hydro, No Sewers, No Cable, Telephone Available Well Drilled Well Septic Unknown Fully
Parking Feat: Heat: Heat Source: A/C: Central Vac: Apx Age: Laundry Lev: Property Feat: Exterior Feat: Roof: Foundation: Topography: Soil Type: Lease To Own Items: Waterfront Y/N: Water Struct: Under Contract: View:	Private Heat Pump, Radiant Propane Yes/Central Air No New Main Wooded/Treed Deck, Porch, Privacy, Year Round Living Asphalt Shingle Slab Rolling Air Conditioner, Water Filtration System, Other, Water Heater No None Trees/Woods	Waterfront: Easements/Restr: Dev Charges Paid: Lot Shape:	None None Irregular	Island YN: HST App To SP: Lot Size Source:	 Included In MPAC

Remarks/Directions

Client Rmks: **Welcome to this exceptional newly built Net Zero home, completed in 2025/2026 and set on 3.5 private acres in a peaceful country setting close to several nearby lakes. Thoughtfully designed for energy efficiency, comfort, and modern living, this stunning 3-bedroom, 2.5-bath bungalow offers over-the-top quality and impressive attention to detail throughout. The bright, open-concept living space features soaring 10-foot ceilings, oversized windows that fill the home with natural light, and a beautiful electric fireplace that creates a warm focal point in the living room. The chef-inspired kitchen is sure to impress with a 36-inch gas stove, an expansive 5' x 9' island with storage on both sides, a beverage fridge and microwave, and plenty of workspace for cooking and entertaining. The spacious primary suite includes a walk-in closet and a luxurious ensuite featuring a relaxing soaker tub. Two additional bedrooms and a well-designed layout make this home ideal for families, retirees, or those seeking one-level living. Enjoy the outdoors from the 300 sq. ft. covered rear deck or the welcoming 100 sq. ft. covered front entry. The property offers a private yard with a fire pit and plenty of room to explore and enjoy nature. A massive 1,000 sq. ft. attached garage provides ample space for vehicles, recreational equipment, and storage. Efficient propane in-floor heating is complemented by a heat pump that provides air conditioning and supplemental heating during the shoulder seasons. Located on a seasonal road that is maintained year-round by full-time neighbouring residents, this property offers the perfect balance of privacy and**

accessibility. A rare opportunity to own a modern, energy-efficient home on acreage in a desirable location close to lakes and outdoor recreation.

Inclusions: **Fridge, Stove, Microwave, Beverage Fridge, Washer and Dryer**

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

Prepared By: NANCY CARR, REALTOR Salesperson

Date Prepared: 08/19/2026

Rooms

MLS® #: X13656906

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Foyer	Main	3.11 M X 3.09 M	10.20 Ft x 10.14 Ft		
Kitchen	Main	5.1 M X 4.3 M	16.73 Ft x 14.11 Ft		
Living Room	Main	5.18 M X 3.56 M	16.99 Ft x 11.68 Ft		
Dining Room	Main	4.3 M X 3.2 M	14.11 Ft x 10.50 Ft		
Primary Bedroom	Main	4.6 M X 3.98 M	15.09 Ft x 13.06 Ft		
Bedroom	Main	3.46 M X 3.27 M	11.35 Ft x 10.73 Ft		
Bedroom	Main	3.22 M X 3 M	10.56 Ft x 9.84 Ft		
Utility Room	Main	3 M X 2.8 M	9.84 Ft x 9.19 Ft		
Laundry	Main	3.24 M X 2.42 M	10.63 Ft x 7.94 Ft		
Bathroom	Main			5	
Bathroom	Main			4	
Bathroom	Main			2	

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