

5 Flicker Lane, McDougall, Ontario P2A 2W9

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



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: **09/26/2026**

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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