



Private Lake House on

Acreage: 245 Ft of Shoreline

Price: \$3,300,000.00

Private Lake House on Lake Muskoka

If you have an eye for detail and appreciate the finer things in life, this 2 or 3 bedroom, 2 bath, lake house with steam shower, granite fireplace, deluxe kitchen and extensive water frontage plus a 2-slip boathouse is for you.

Tucked away on a quiet street and only minutes away from Bala, you can make this house your year-round home or your summer pied-à-terre.

Enjoy the luxury of this renovated home as you relax in the steam shower or lounge in the study or gaze at the water while drinking your morning coffee from the deck or sunroom. There is plenty of room for your artwork and the natural light combined with the wood and stone elements make you feel instantly welcomed.

With approximately 1 acre and 245 ft of shoreline, the property is easy to maintain and has the room to accommodate more by adding a sleeping cabin. Review the plans to renovate the existing boathouse.

The stone wall at the entrance highlights the property boundary and a 1 car garage comes in handy for fall or winter storage. Water views are east overlooking Bala Park Island and perfect for morning sunrises.

The property is served by municipal water and sewer.

Come and enjoy all the Muskoka has to offer.

Exclude:

Hallway Pendant Light

Dining Room Pendant Light

Artwork and Personal Items

Taxes: \$9,655.75 (2022)

MOFFAT DUNLAP
REAL ESTATE LIMITED

Presented by

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Bathrooms : 2

Bedrooms : 2-3

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