

# \$11,995,000 - 1124 COATE Road Unit# 8

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## Listing ID: 40476689

**\$11,995,000**

4 Bedrooms, 4 Bathrooms, 6.5 acres

Single Family

1124 COATE Road Unit# 8, Rosseau,  
Ontario, P0C1J0

Welcome to 1124 Coate Road #8, a property of the highest quality. Presenting immense opportunity that flawlessly connects nature's tranquility with unmatched potential. Exceptional south and west exposure, expansive acreage and vast frontage. This Lake Rosseau estate boasts 6.499 acres and an impressive 1369 feet of coveted water frontage — A testament to heritage, a historic Muskoka cottage graces the landscape. Generous in privacy, desirable in location, this estate provides gentle sand entries that quickly give way to deeper waters and multiple rock points for swimming and jumping. Awaiting your creative direction for luxury residences the natural build sites are apparent; sever the landscape into multiple waterfront lots or create one exclusive family compound. Sunrise to sunset, the property bathes in an abundance of natural light, welcoming the embrace of southern sun-rays and offering panoramic south western views. This property offers the potential for multiple two-storey boathouses and bespoke luxury cottages, a space for crafting a family haven of utmost privacy or expanding your lakeside portfolio. Unleash your creativity and seize the chance to create an enduring legacy — a tribute to Muskoka's magnificent nature and

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the pinnacle of refined living. Envision the possibilities of luxurious lakeside living curated to your specification. (id:50245)

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Listing Office: Sotheby's International Realty Canada, Brokerage, Port Carling