

# \$749,900 - 204 BEAUMONT Drive

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## Listing ID: 40554459

**\$749,900**

3 Bedrooms, 2 Bathrooms, 0.32 acres

Single Family

204 BEAUMONT Drive, Bracebridge,  
Ontario, P1L1X2

Experience the dream of waterfront living on the Muskoka River with this 3-bedroom, 2-bathroom, 1800 sqft home. The MAIN FLOOR PRIMARY BEDROOM SUITE offers ultimate convenience and comfort, featuring a walk-in closet, a 4pc ensuite bathroom with laundry, and patio sliders that open to the front deck with a river view. Enjoy 136-feet of sandy shoreline, complemented by a large dock (new in 2011), ideal for swimming, paddling, and leisurely cruises into the picturesque Lake Muskoka. The kitchen opens onto a wrap-around deck, added in 2011, offering breathtaking vistas, while the front deck provides a serene spot to overlook the tranquil river. A lush bamboo wall ensures privacy, and the property backs onto undeveloped land for added seclusion. The home boasts elegant hardwood floors and a spacious entrance with a practical mudroom. Beautifully landscaped flower beds with easy-care perennials, a durable metal roof, a new septic system (2020), and high-speed internet via Fibre Optics with Lakelands enhance modern living. Additional features include a double garage with a 250 sq ft workshop space, major appliances (new in 2011), a 9-year-old forced air propane furnace, and a Briggs & Stratton

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7000/8000-watt generator. Ample storage is available in the basement, making this home the epitome of comfort and convenience.

Located just 2-minutes down Beaumont Dr in-town Bracebridge, it is a 1-minute drive to the Trans Canada Trail, Tennis/Pickleball Courts, and Dog Park, and only 4 minutes to Kelvin Grove Playground and Bracebridge Bay Falls Trail. Kirby's Beach and its accessible playground are just 6 minutes away. Take a tour today to explore this exceptional property! (id:50245)

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Listing Office: Royal LePage Lakes Of Muskoka Realty, Brokerage, Bracebridge